

# SOVEREIGN VILLAGE



The goal for this project is to successfully incorporate homes with cottage, farmhouse, and lodge-style architecture, into a tight-knit community. The design takes a classic yet modern approach to these styles.

**DESIGN & OPTIONS**



# SOVEREIGN VILLAGE CAMPUS PLAN





# VILLAGE SITE PLAN: THE 1ST PHASE



## CAMPUS AMENITIES:

- Butcher Block restaurant
- Crossroads Church
- Bluebird Assisted Living
- Bowling across St.Rt. 56
- Quiet, rural setting overlooking Oak Run

## VILLAGE AMENITIES:

- Nature trails
- Golf Cart friendly with dedicated parking areas and cart path
- Pet friendly with dog run and large "Bark Park"
- Bocce ball/Cornhole
- Shuffleboard
- Croquet lawn
- Fire pit
- Gardens & Greenhouse
- Multiple patios
- Fishing pier
- Band stand
- Outdoor pool with hot tub, 2 lap lanes, and sun shelf
- Gazebo
- To-Go food pick up window from clubhouse kitchen
- The Clubhouse - amenities listed seperately
- The Activity Barn - amenities listed seperately

## Building Details:

- #1: Rowhouse, Arctic White, Style 1
- #2: 1 Bed Villa, Aged Pewter, Style 2
- #3: 1 Bed + Den Villa, Cobblestone Style 1
- #4: 1 Bed Villa, Light Mist, Style 1
- #5: 1 Bed + Den Villa, Aged Pewter, Style 2
- #6: 2 Bed + Den Villa, Arctic White, Style 1
- #7: 1 Bed Villa, Light Mist, Style 2
- #8: 2 Bed + Den Villa, Aged Pewter, Style 2
- #9: 1 Bed Villa, Arctic White, Style 1
- #10: 2 Bed + Den w/Golf Cart Garage Villa, Cobblestone, Style 2
- #11: 1 Bed Villa, Arctic White, Style 1
- #12: 1 Bed + Den Villa, Light Mist, Style 2
- #13: 1 Bed + Den Villa, Arctic White, Style 2
- #14: 1 Bed Villa, Aged Pewter, Style 1
- #15: 2 Bed + Den Villa, Cobblestone, Style 2
- #16: 1 Bed + Den Villa, Arctic White, Style 1
- #17: 1 Bed Villa, Aged Pewter, Style 2
- #18: 2 Bed + Den Villa, Light Mist, Style 2



# SOVEREIGN VILLAGE: BLUE HERON CLUBHOUSE



## **CLUBHOUSE AMENITIES:**

- Two-story atrium
- Double sided fireplace
- On-site Therapy and Fitness with outdoor terrace
- Pickleball court
- Theatre
- Private game rooms
- Open lounge/game area
- Mens club room with golf simulator
- Womens club room
- Library
- Beauty/barber shop
- Billiards
- Pub
- Formal and informal dining with outdoor patio seating
- Second floor Patio with fire tables, and bocce ball/cornhole.
- Central courtyard with covered patios, pool with hot tub and sun shelf, lounge chairs, bocce ball/cornhole, and shuffleboard.



# SOVEREIGN VILLAGE: COURTYARD



## COURTYARD AMENITIES:

- Bocce Ball Court
- Shuffleboard Court
- Pool with 2 lap lanes and sun shelf
- Hot tub with water feature
- Lounges
- Pergola with slatted roof that can open or close for weather
- Croquet Court
- Fire Pit



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# SOVEREIGN VILLAGE: COURTYARD

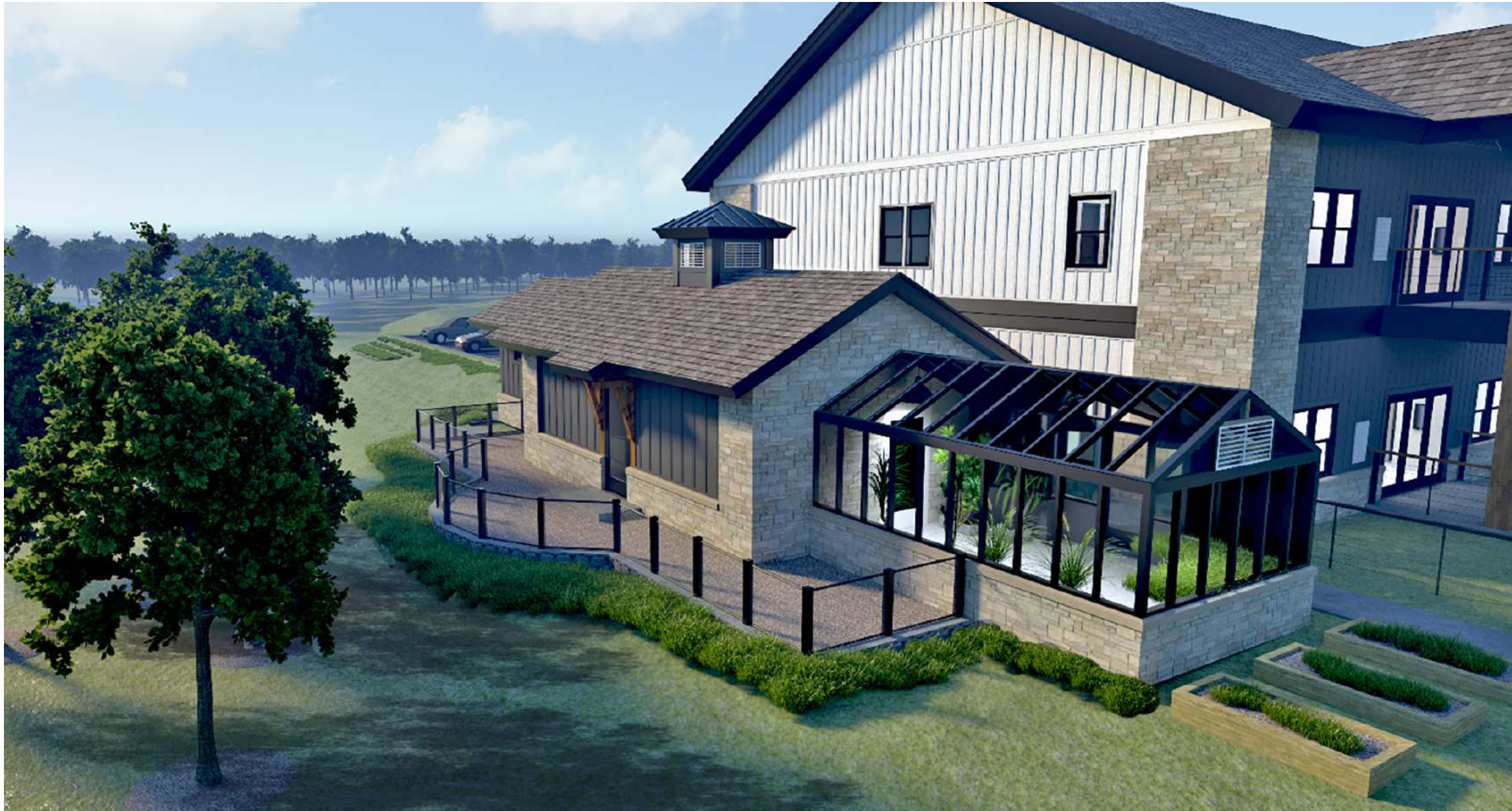


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# SOVEREIGN VILLAGE: ACTIVITY BARN



## ACTIVITY BARN AMENITIES:

- Connected to Clubhouse
- Indoor access to the dog walk, garage, and greenhouse amenities.
- Dog Walk has approximately 560 square feet of fenced-in space with indoor "doggie lobby" to keep pets safe and secure while taking them on and off leash.
- Pet wash station is also located in the "doggie lobby" for ease of washing off muddy paws and grooming.
- "The Garage" - tool shed and wood working space with garage door opening onto a patio, and high windows for lots of natural light.
- Greenhouse with state-of-the-art features such as double-paned low-E glass; heating, evaporative cooling, and ventilation systems that automatically work with a thermostat; work benches and shelves; high-performance LED grow lighting; and water hose and sink.



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# REAL-LIFE EXAMPLES OF HARDIE SIDING COLORS

ARCTIC WHITE



COBBLESTONE



LIGHT MIST



AGED PEWTER





# EXTERIOR RENDERINGS: VILLAS

**1 BED** IN AGED PEWTER, STYLE 1



**1 BED + DEN** IN ARCTIC WHITE, STYLE 1



**2 BED + DEN** IN AGED PEWTER, STYLE 1



**1 BED** IN LIGHT MIST, STYLE 2



**1 BED + DEN** IN LIGHT MIST, STYLE 2



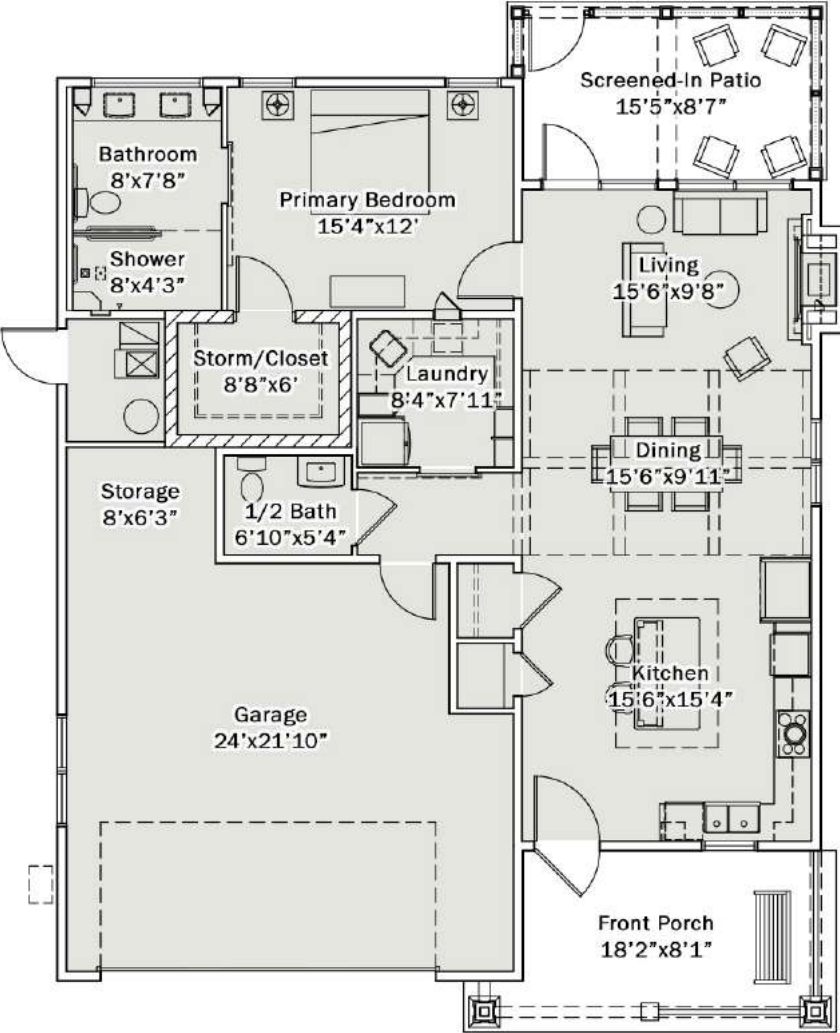
**2 BED + DEN** IN COBBLESTONE, STYLE 2





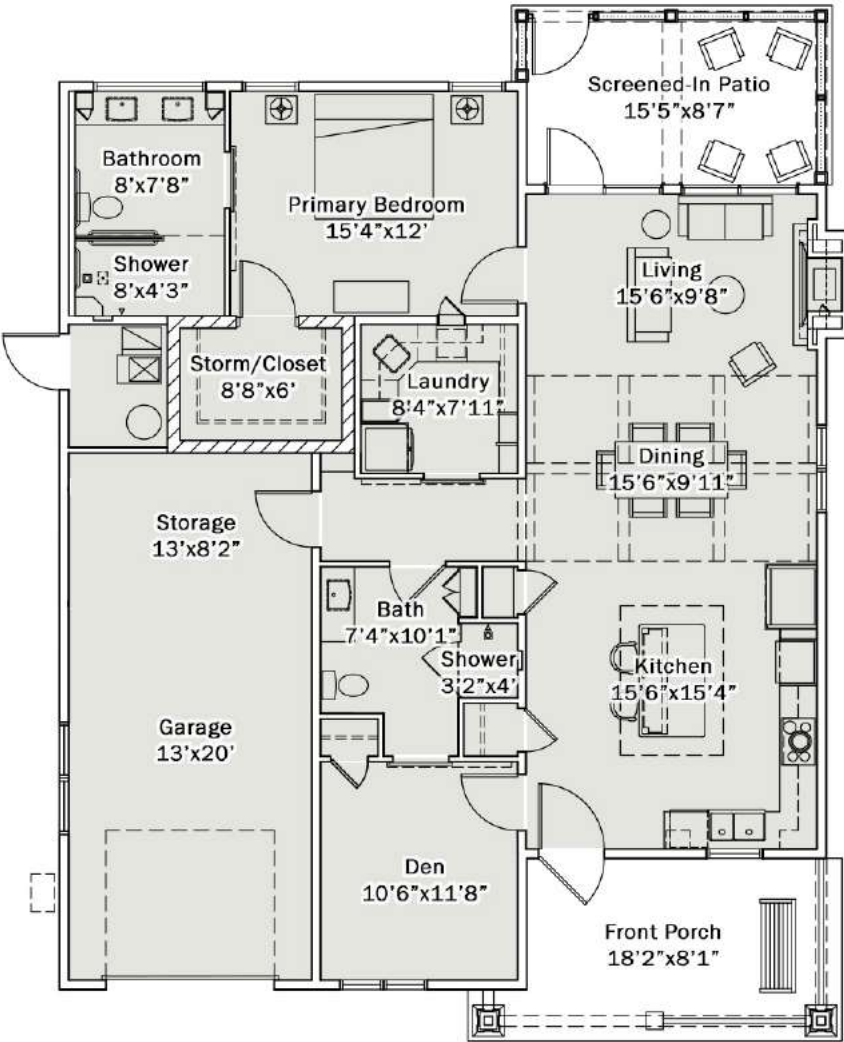
# FLOORPLANS: VILLAS

## 1 BEDROOM



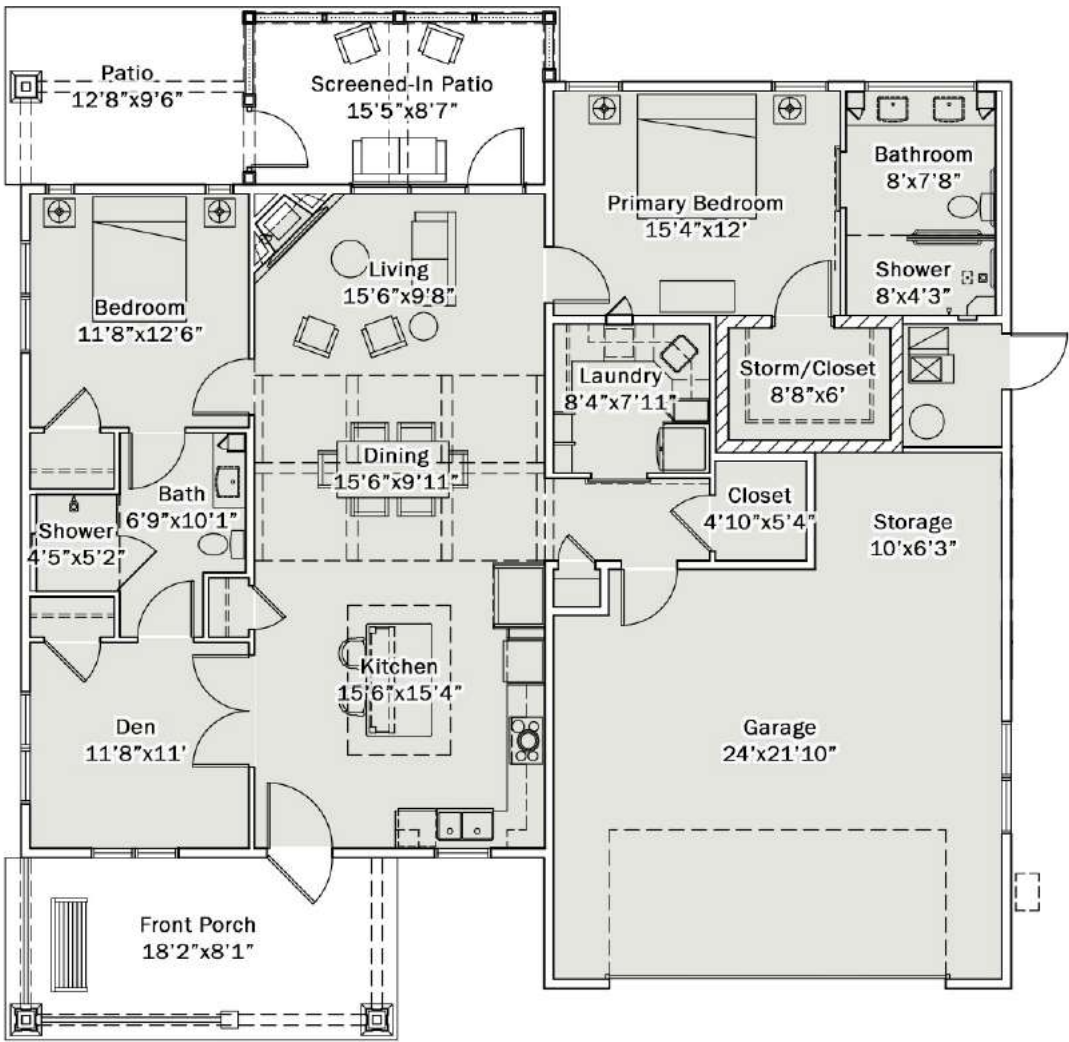
1218 GSF LIVING, 333 GSF PORCHES, 578 GSF GARAGE

## 1 BEDROOM + DEN



1409 GSF LIVING, 333 GSF PORCHES, 387 GSF GARAGE

## 2 BEDROOM + DEN

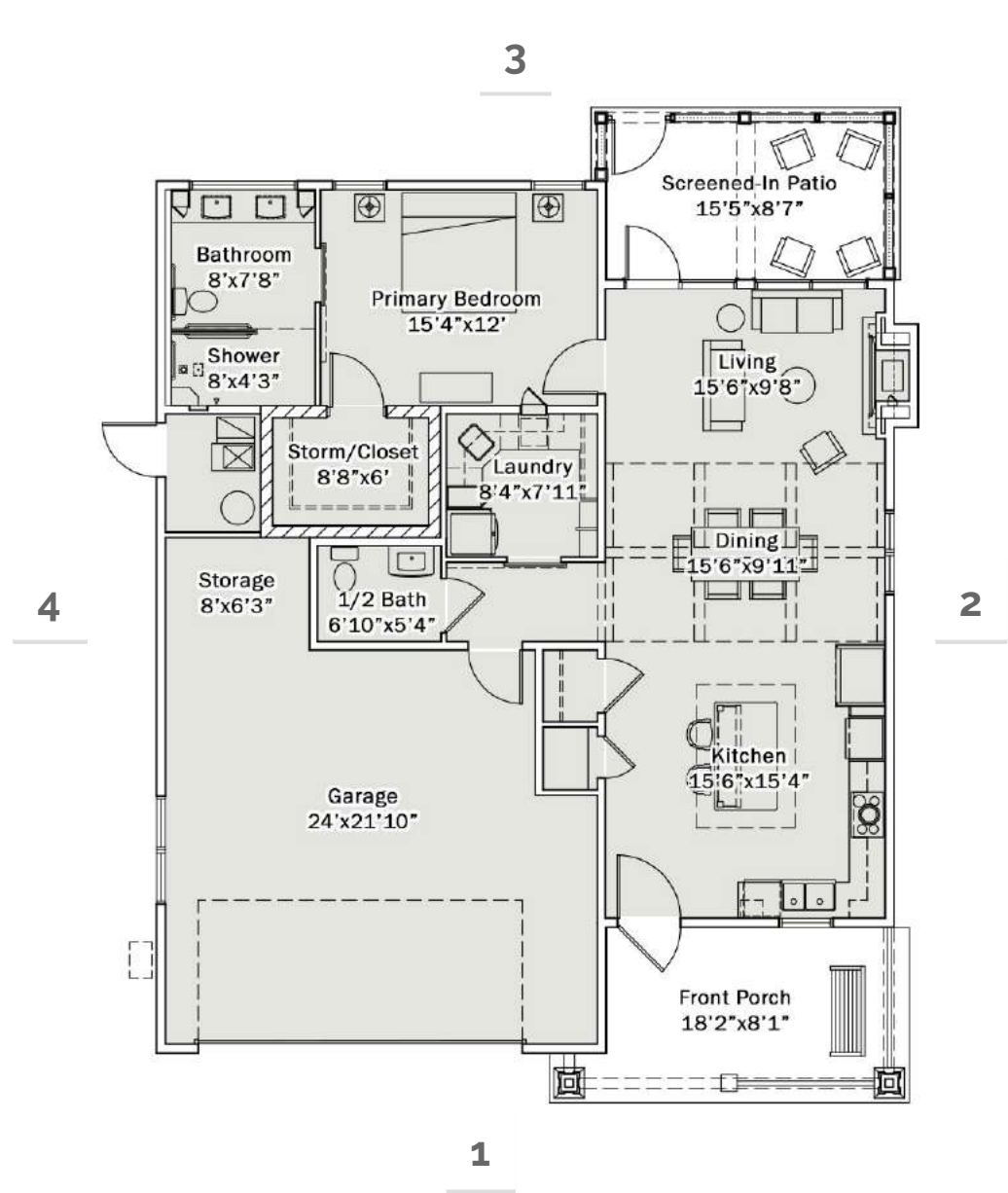


1609 GSF LIVING, 482 GSF PORCHES, 611 GSF GARAGE



# 1 BEDROOM VILLA: STYLE 1

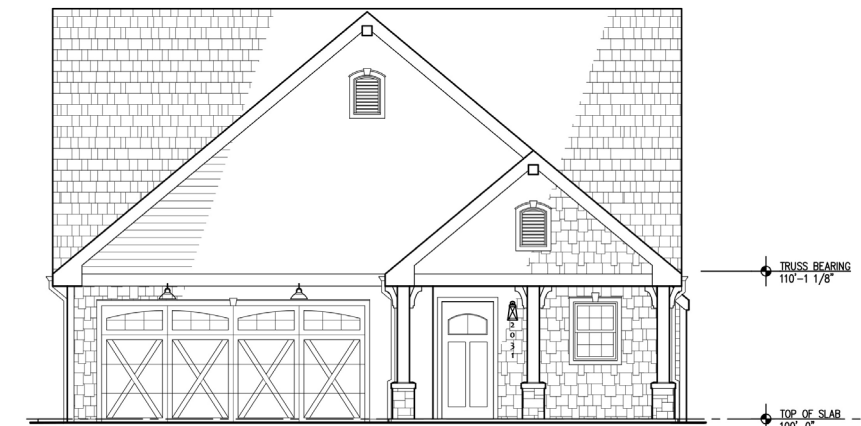
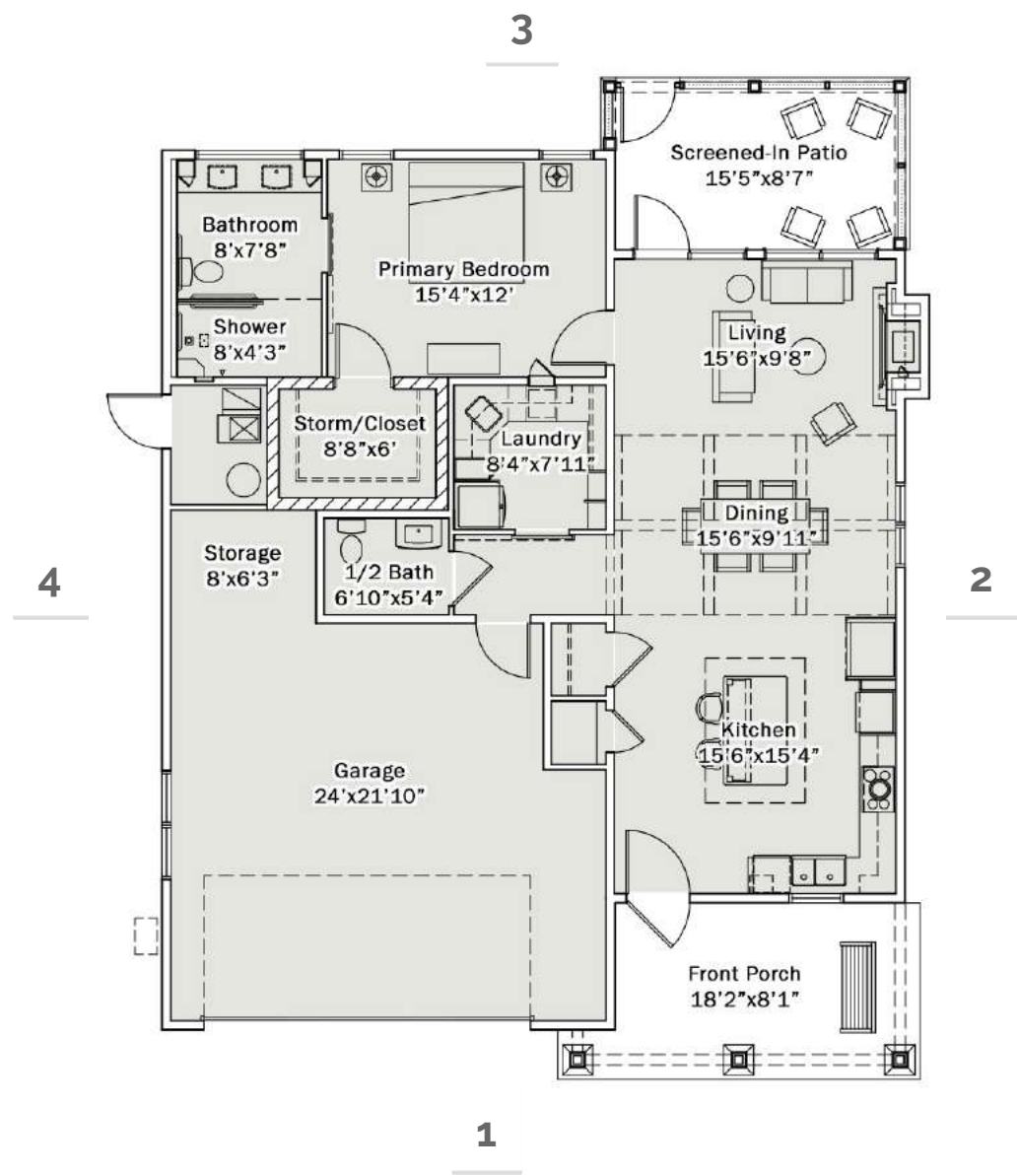
This style features farmhouse elements and board and batten accent siding. The front porch features 2 stone-based columns with railing. The front gables will have a black bracket adorning the peak. White, board and batten shutters will flank the windows. The carriage-style garage door features verticle panels and rectangular windows. The front door will follow suite with 2 panels below a rectangular window. The screened-in back porch will have a painted, flat-paneled base with open, screned-in gable. The black facias, soffits, and gutters will make the architectural features stand out.





# 1 BEDROOM VILLA: STYLE 2

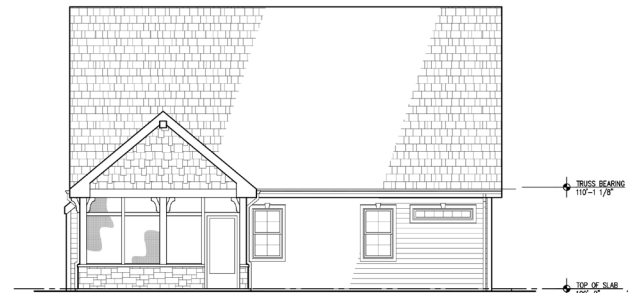
This style features arched design elements and shingle accent siding. The front porch features 3 stone-based columns with arched brackets. The carriage-style garage door features a cross pattern and arched windows. The front door features an arched window, and gable vents continue the look with an arched design. The screened-in, back porch will have a stone base with closed gable. The trim over the windows and doors feature a pediment, crowning the top. The black facias, soffits, and gutters will allow the architectural features stand out.



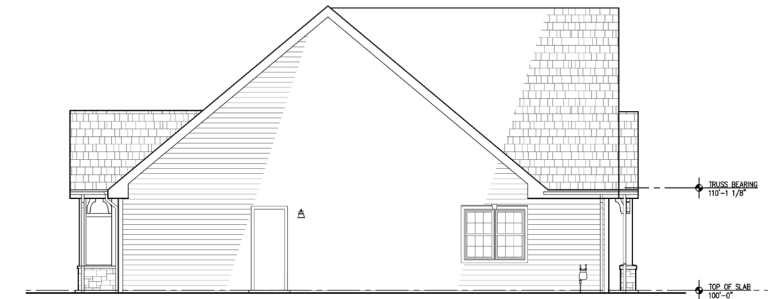
1 FRONT ELEVATION - 1 BEDROOM VILLA, STYLE 2  
3/16" = 1'-0"



2 RIGHT SIDE ELEVATION - 1 BEDROOM VILLA, STYLE 2  
3/16" = 1'-0"



3 REAR ELEVATION - 1 BEDROOM VILLA, STYLE 2  
3/16" = 1'-0"

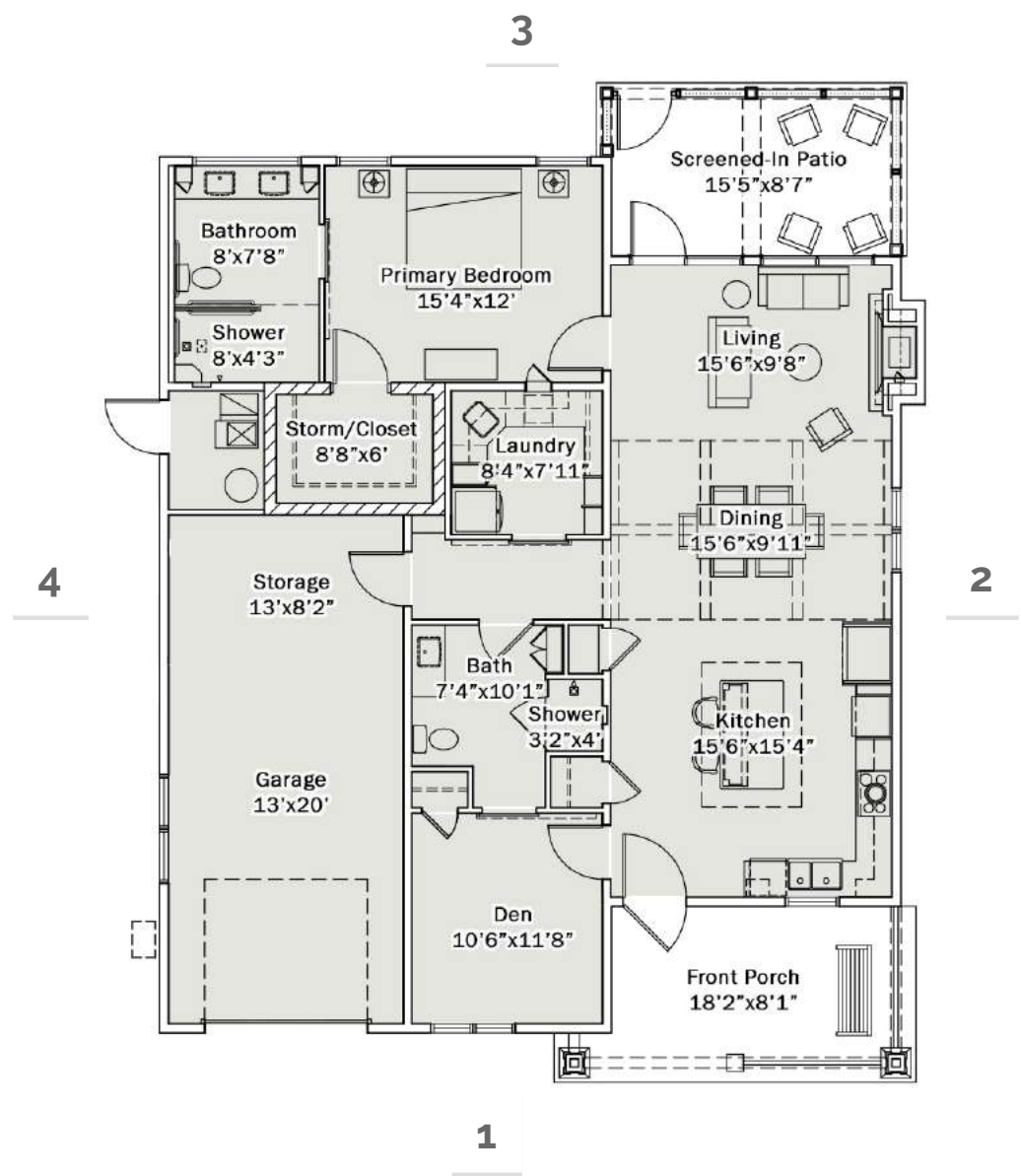


4 LEFT SIDE ELEVATION - 1 BEDROOM VILLA, STYLE 2  
3/16" = 1'-0"



# 1 BEDROOM + DEN VILLA: STYLE 1

This style features farmhouse elements and board and batten accent siding. The front porch features 2 stone-based columns with railing. The front gables will have a black bracket adorning the peak. White, board and batten shutters will flank the windows. The carriage-style garage door features verticle panels and rectangular windows. The front door will follow suite with 2 panels below a rectangular window. The screened-in back porch will have a painted, flat-paneled base with open, screned-in gable. The black facias, soffits, and gutters will make the architectural features stand out.





# 1 BEDROOM + DEN VILLA: STYLE 2

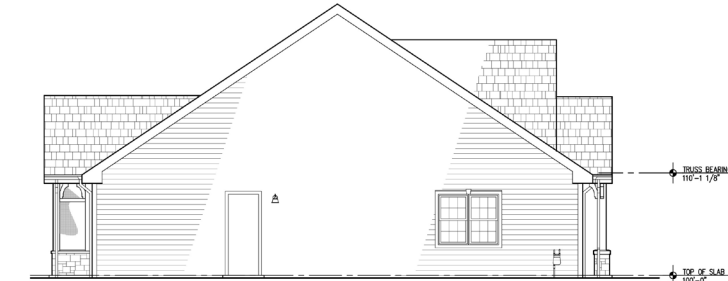
This style features arched design elements and shingle accent siding. The front porch features 3 stone-based columns with arched brackets. The carriage-style garage door features a cross pattern and arched windows. The front door features an arched window, and gable vents continue the look with an arched design. The screened-in, back porch will have a stone base with closed gable. The trim over the windows and doors feature a pediment, crowning the top. The black facias, soffits, and gutters will allow the architectural features stand out.



2 RIGHT SIDE ELEVATION - 1 BR VILLA W/DEN, STYLE 2  
3/16" = 1'-0"



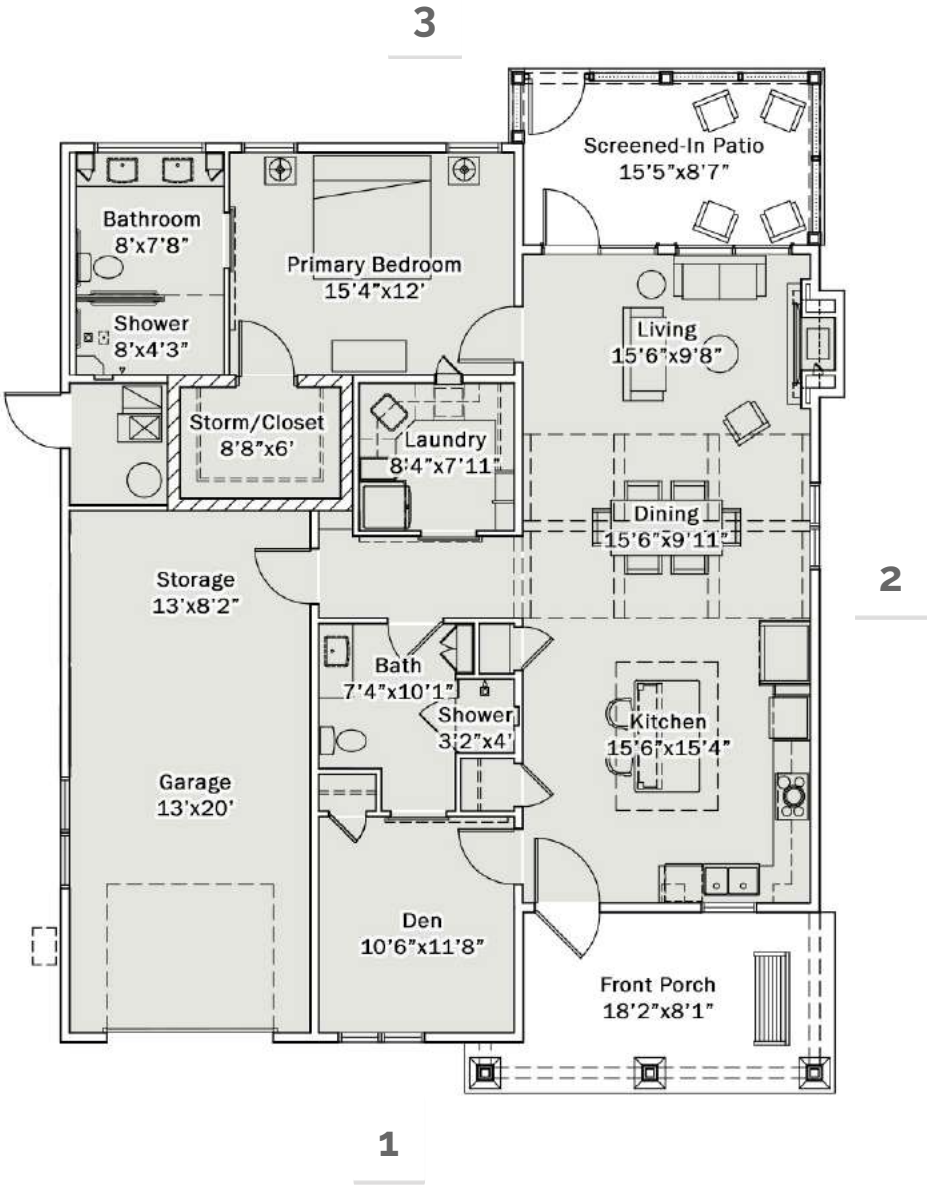
3 REAR ELEVATION - 1 BR VILLA W/ DEN, STYLE 2  
3/16" = 1'-0"



4 LEFT SIDE ELEVATION - 1 BR VILLA W/ DEN, STYLE 2  
3/16" = 1'-0"



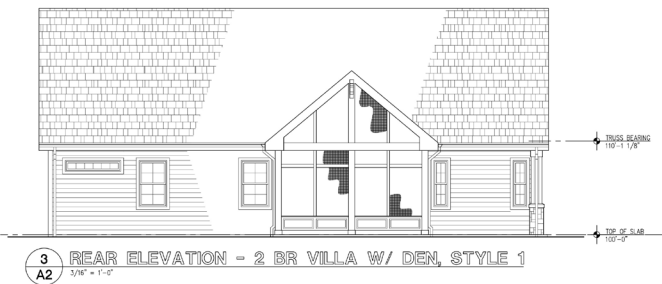
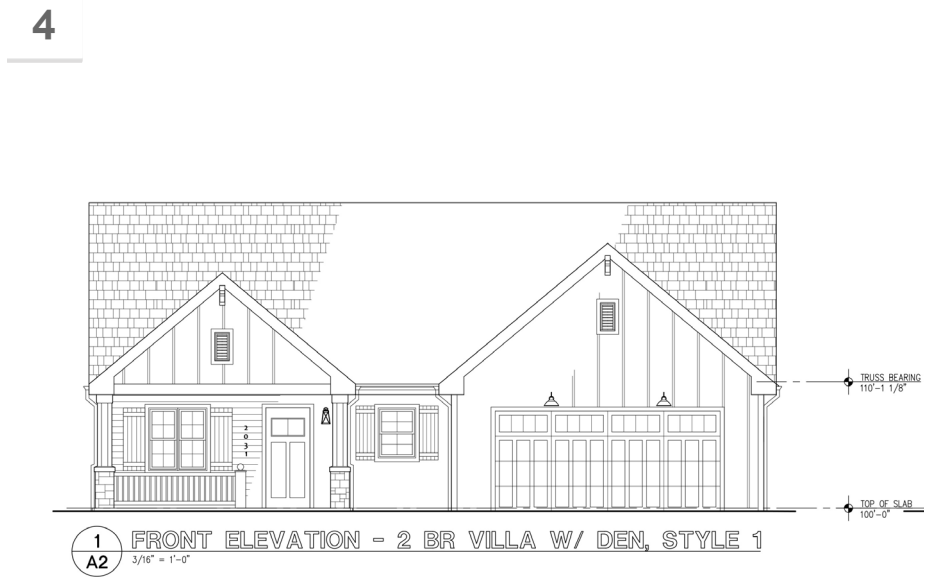
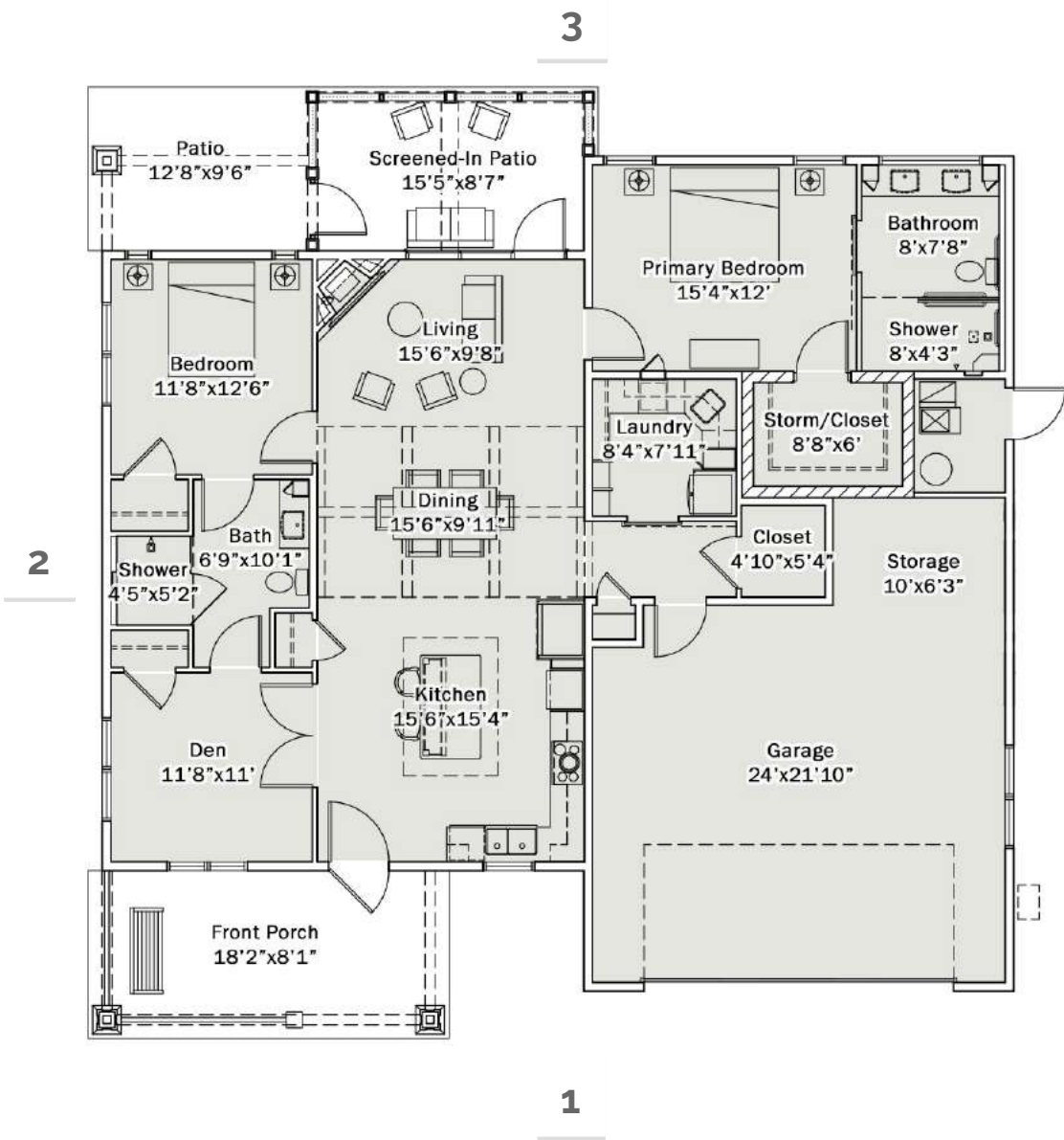
1 FRONT ELEVATION - 1 BR VILLA W/ DEN, STYLE 2  
3/16" = 1'-0"





# 2 BEDROOM + DEN VILLA: STYLE 1

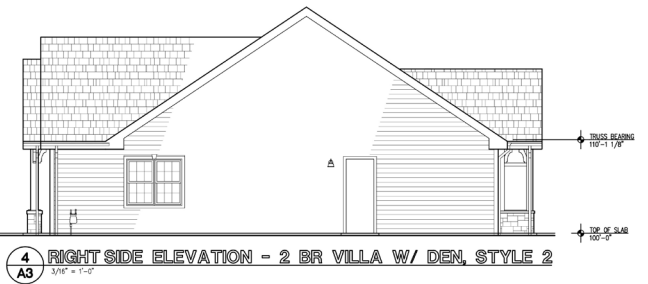
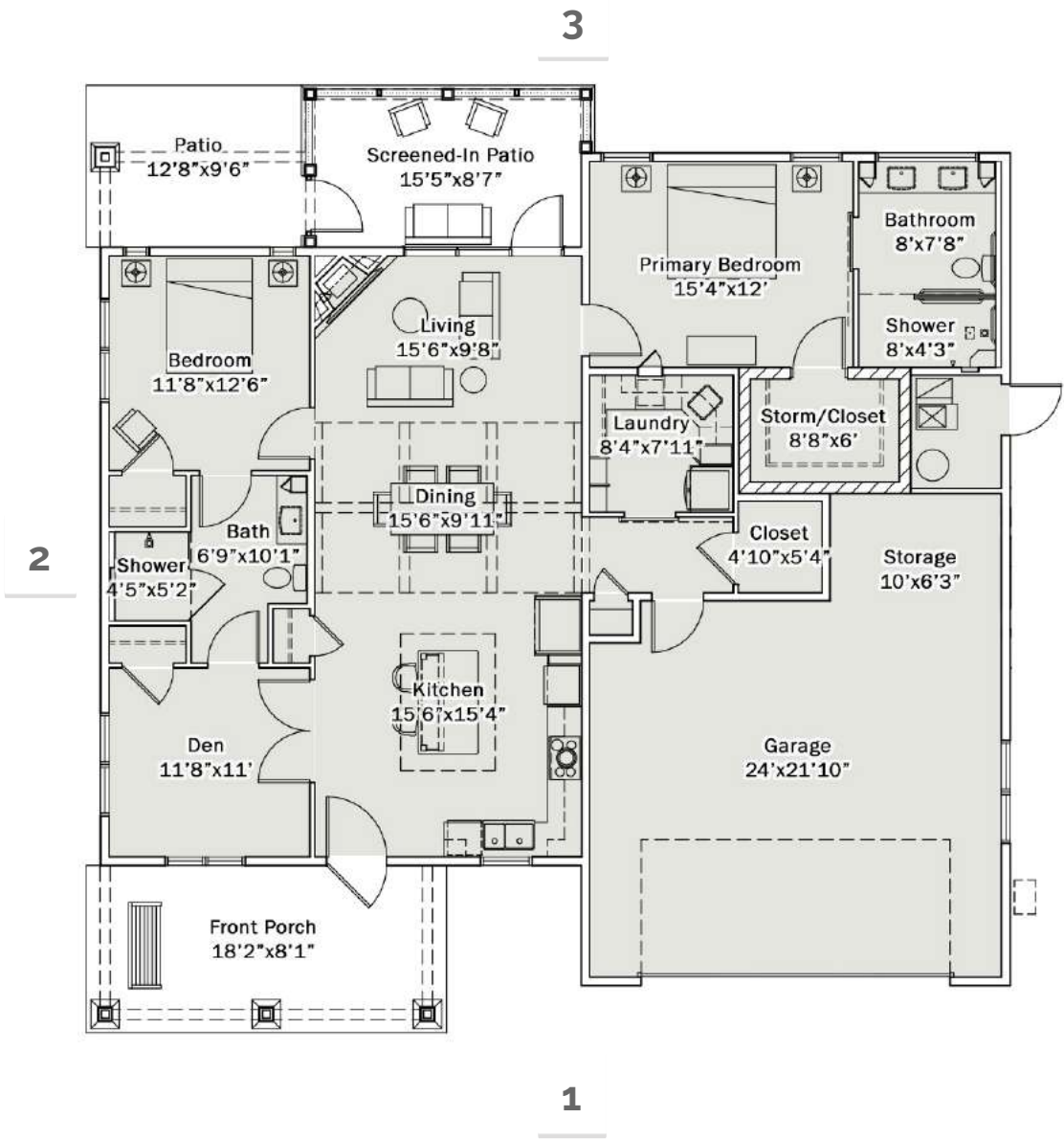
This style features farmhouse elements and board and batten accent siding. The front porch features 2 stone-based columns with railing. The front gables will have a black bracket adorning the peak. White, board and batten shutters will flank the windows. The carriage-style garage door features verticle panels and rectangular windows. The front door will follow suite with 2 panels below a rectangular window. The screened-in back porch will have a painted, flat-paneled base with open, screned-in gable. The black facias, soffits, and gutters will make the architectural features stand out.





# 2 BEDROOM + DEN VILLA: STYLE 2

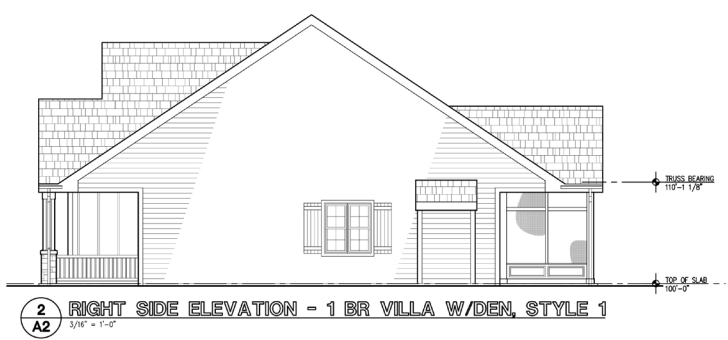
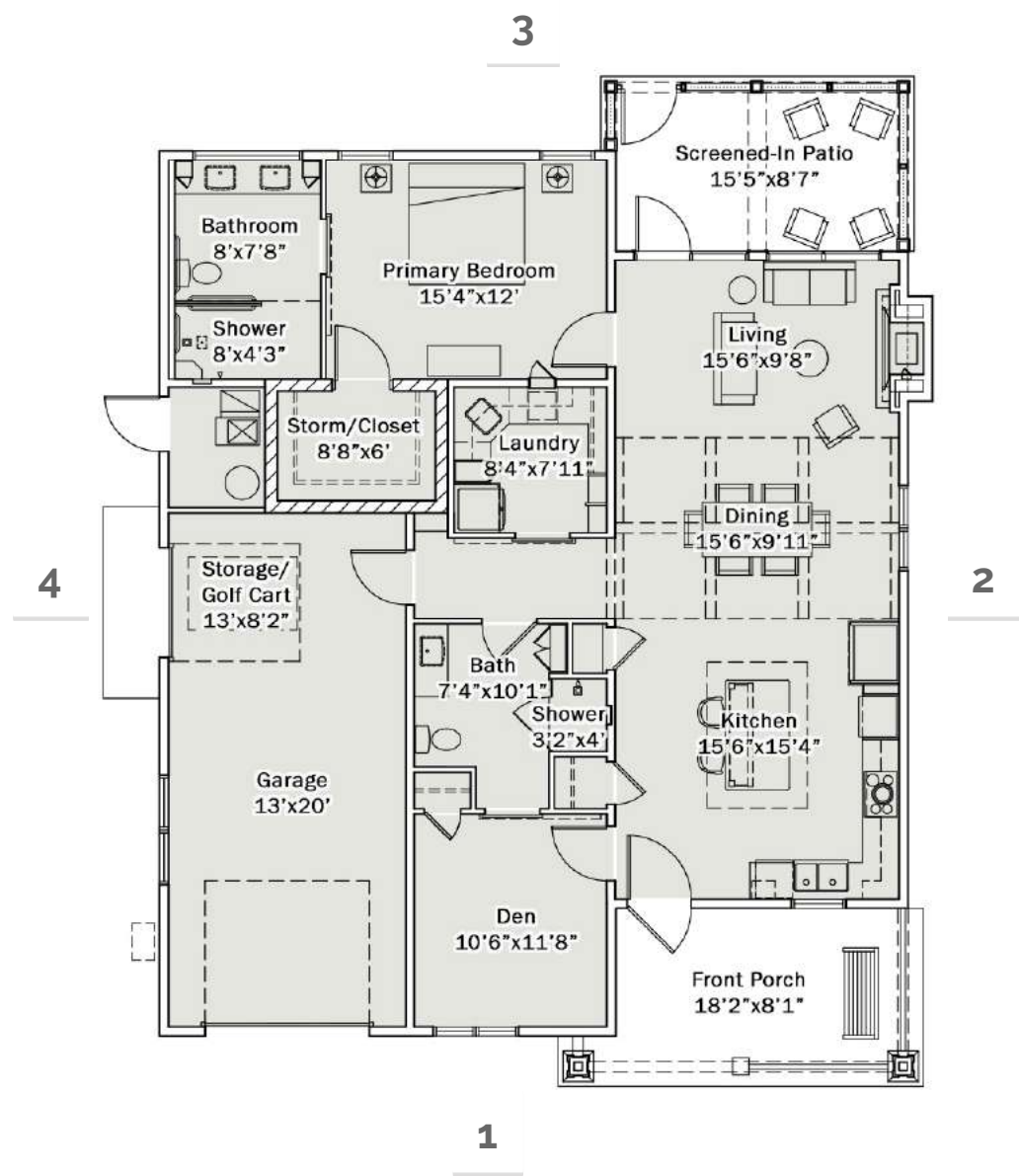
This style features arched design elements and shingle accent siding. The front porch features 3 stone-based columns with arched brackets. The carriage-style garage door features a cross pattern and arched windows. The front door features an arched window, and gable vents continue the look with an arched design. The screened-in, back porch will have a stone base with closed gable. The trim over the windows and doors feature a pediment, crowning the top. The black facias, soffits, and gutters will allow the architectural features stand out.





# 1 BEDROOM + DEN VILLA: STYLE 1 W/GOLF CART GARAGE

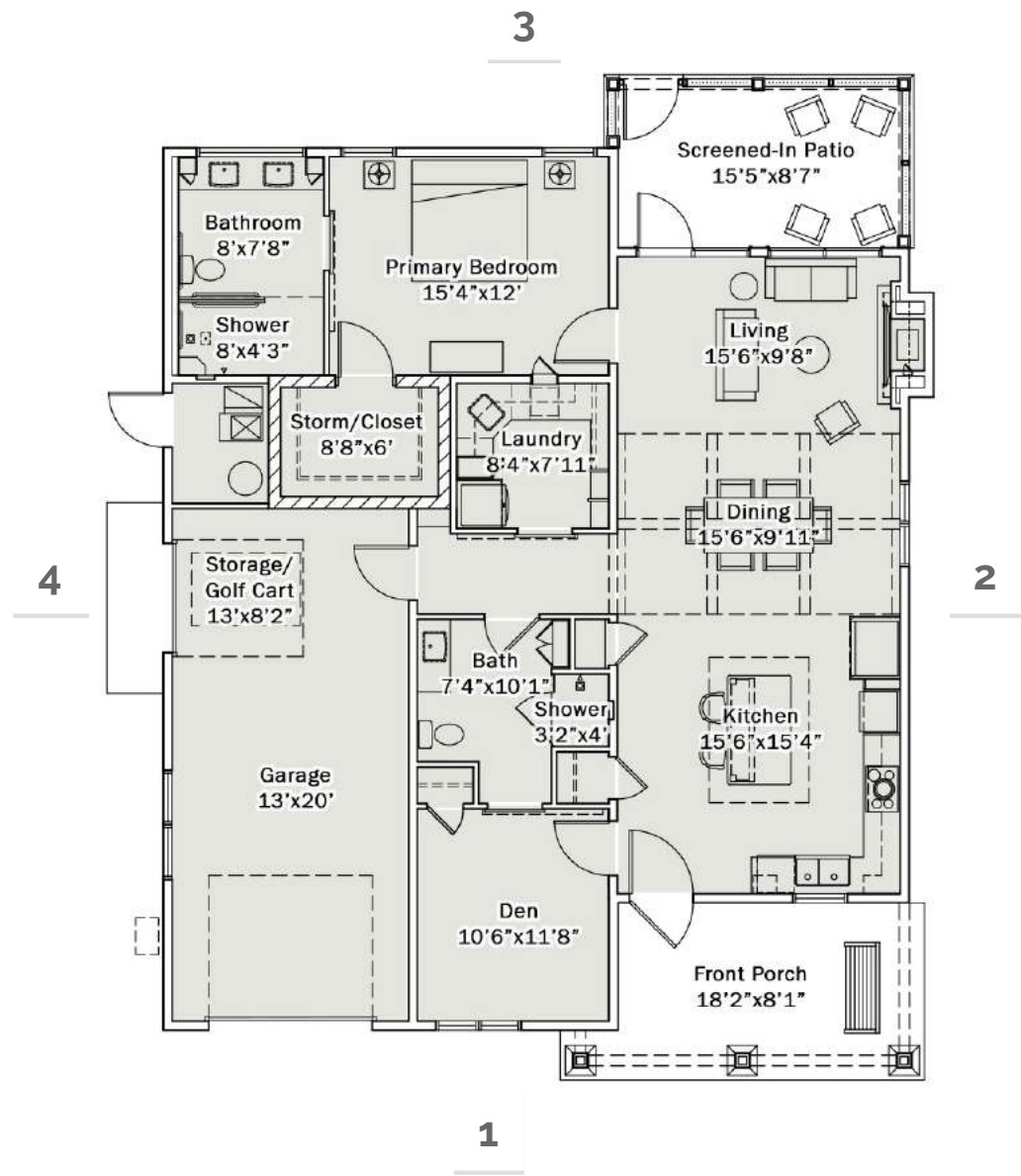
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# 1 BEDROOM + DEN VILLA: STYLE 2 W/GOLF CART GARAGE

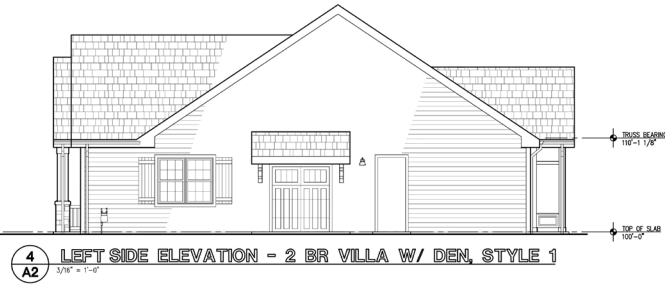
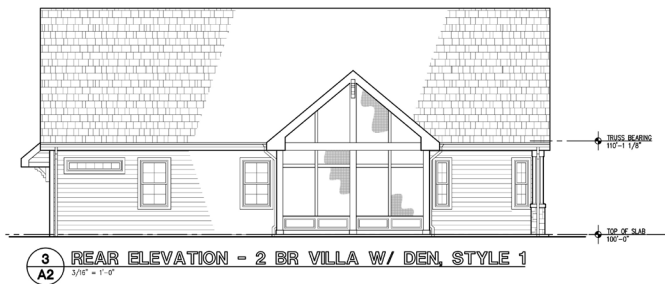
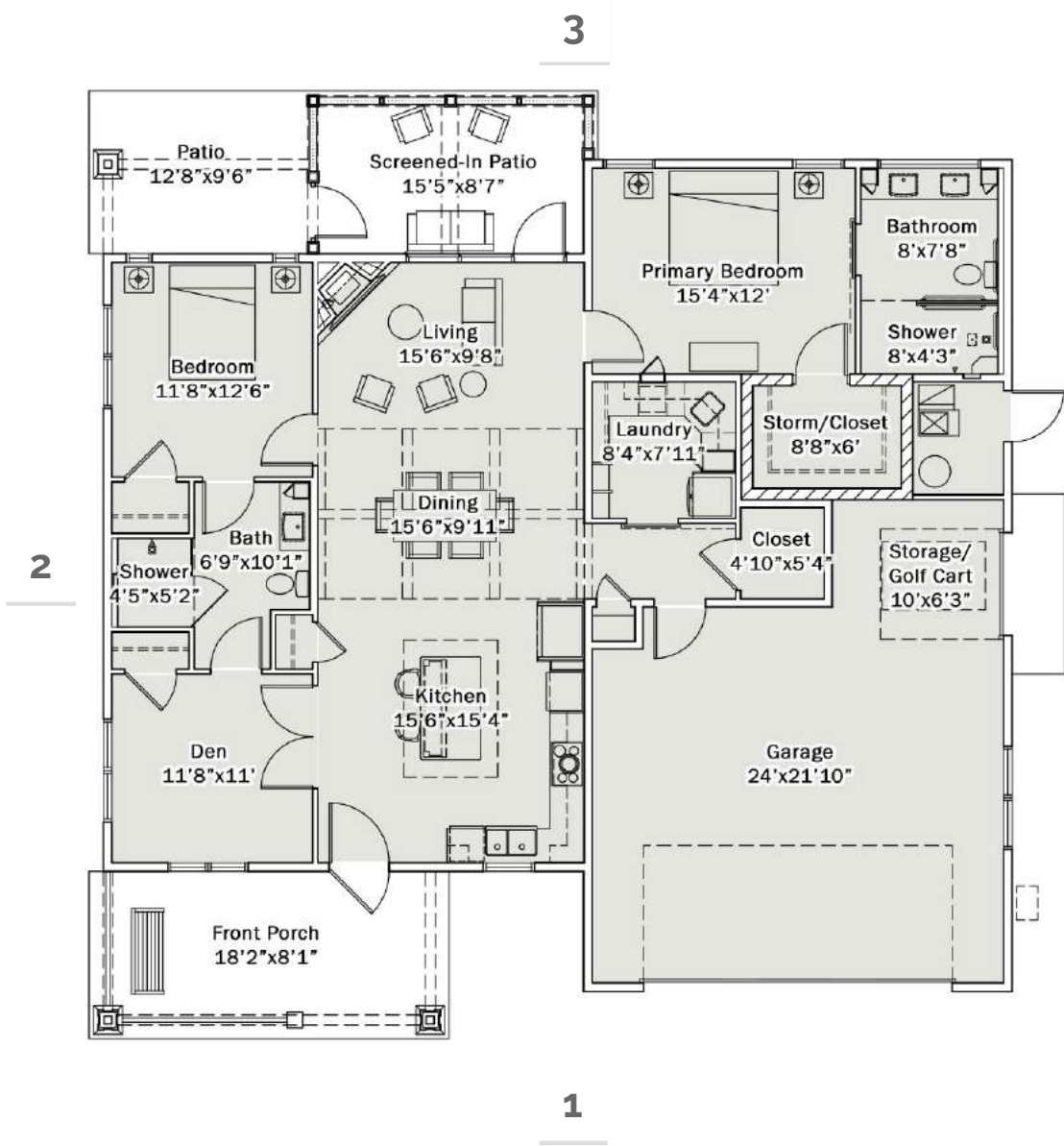
This style features arched design elements and shingle accent siding. The front porch features 3 stone-based columns with arched brackets. The carriage-style garage door features a cross pattern and arched windows. The front door features an arched window, and gable vents continue the look with an arched design. The screened-in, back porch will have a stone base with closed gable. The trim over the windows and doors feature a pediment, crowning the top. The black facias, soffits, and gutters will allow the architectural features stand out.





# 2 BEDROOM + DEN VILLA: STYLE 1 W/GOLF CART GARAGE

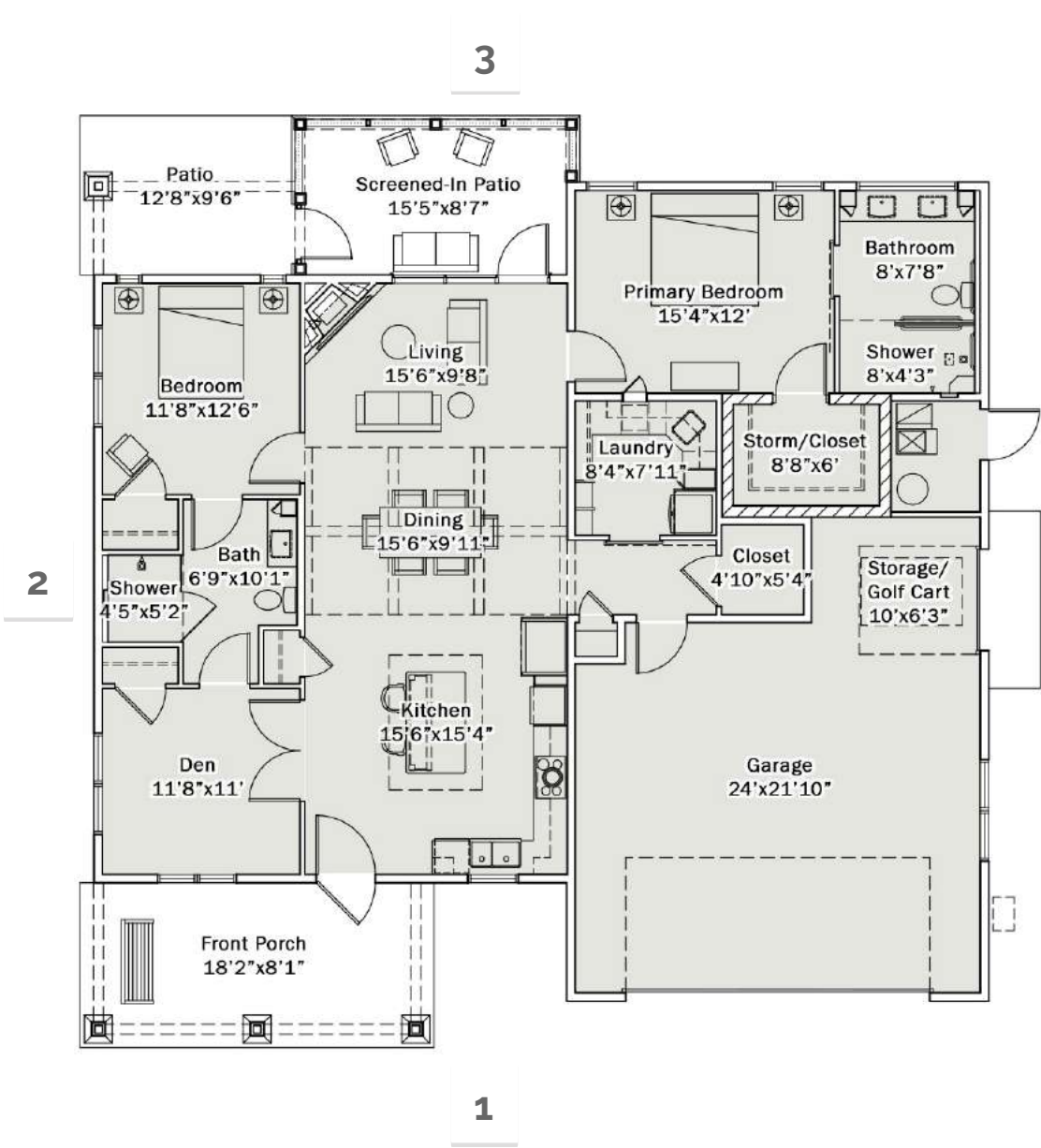
This style is simple and classic with farmhouse design elements and board and batten siding. The front porch features 2 stone-based columns and railing. The carriage-style garage door features a paneled design with large rectangular windows across the top. The front door will follow suite with 2 panels below a rectangular window. The shutters, rectangular vents and brackets in the gables will bring interest to the facade. The body of this Villa will be horizontal, lap siding with board and batten accents. The black facias, soffits, and gutters will make the architectural features stand out.





# 2 BEDROOM + DEN VILLA: STYLE 2 W/GOLF CART GARAGE

This style features arched design elements and shingle accent siding. The front porch features 3 stone-based columns with arched brackets. The carriage-style garage door features a cross pattern and arched windows. The front door features an arched window, and gable vents continue the look with an arched design. The screened-in, back porch will have a stone base with closed gable. The trim over the windows and doors feature a pediment, crowning the top. The black facias, soffits, and gutters will allow the architectural features stand out.





# INTERIOR RENDERINGS: 1 BED & 1 BED+DEN VILLA

KITCHEN VIEW



## AMENITIES:

- Kitchen features: granite countertops, farmhouse sink, kitchen island with breakfast bar, separate pantry closet, and stainless steel appliances: french door refrigerator, wall oven, built-in microwave, electric cooktop with hood, and dishwasher.
- Vaulted ceiling over dining area with timber beam accents.
- Ample closet space, including walk-in primary suite closet that acts as a storm shelter.
- Laundry/mud room with front-loading washer and dryer, storage, hanging rod, pass-through laundry door, and built-in "coat lockers".

LIVING VIEW



## AMENITIES:

- Fireplace accent wall with TV hook-up over an "Optimist" fireplace that produces heat and "flames" just like a gas fireplace without the worry.
- Ceiling fans in living and bedroom, chandelier, pendants, and accent lighting throughout.
- Large patio doors leading to a screened in patio with ceiling fan.
- Primary suite bathroom with extra-large walk-in shower, double sinks, and ample storage.
- 1 car garage (1 bed+den) or 2 car garage (1 bed) with extra storage space. Phase 2 will have a few locations available for the 1 bed+den villa to have a separate golf cart garage door.



# INTERIOR RENDERINGS: 2 BED+DEN VILLA

KITCHEN VIEW



## AMENITIES:

- Kitchen features: granite countertops, farmhouse sink, kitchen island with breakfast bar, separate pantry closet, and stainless steel appliances: french door refrigerator, wall oven, built-in microwave, electric cooktop with hood, and dishwasher.
- Vaulted ceiling over dining area with timber beam accents.
- Ample closet space, including walk-in primary suite closet that acts as a storm shelter.
- Laundry/mud room with front-loading washer and dryer, storage, hanging rod, pass-through laundry door, and built-in "coat lockers".

LIVING VIEW

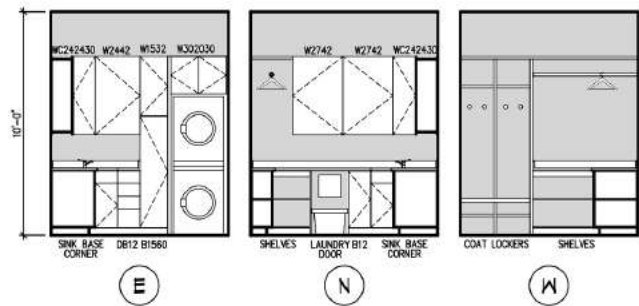
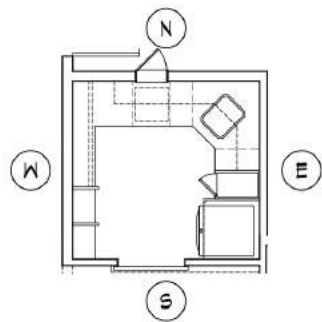


## AMENITIES:

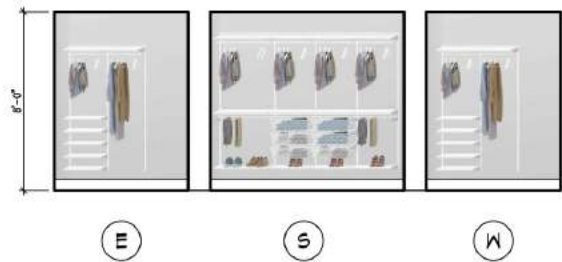
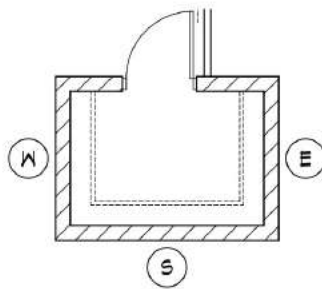
- Corner fireplace accent wall with TV hook-up over an "Optimist" fireplace that produces heat and "flames" just like a gas fireplace without the worry.
- Ceiling fans in living and bedrooms, chandelier, pendants, and accent lighting throughout.
- Large patio doors leading to a screened in patio with ceiling fan. French doors lead into den.
- Primary suite bathroom with extra-large walk-in shower, double sinks, and ample storage.
- 2 car garage with extra storage space. A separate golf-cart garage door is available on model # 10 in the first phase, and several locations in the 2nd phase.



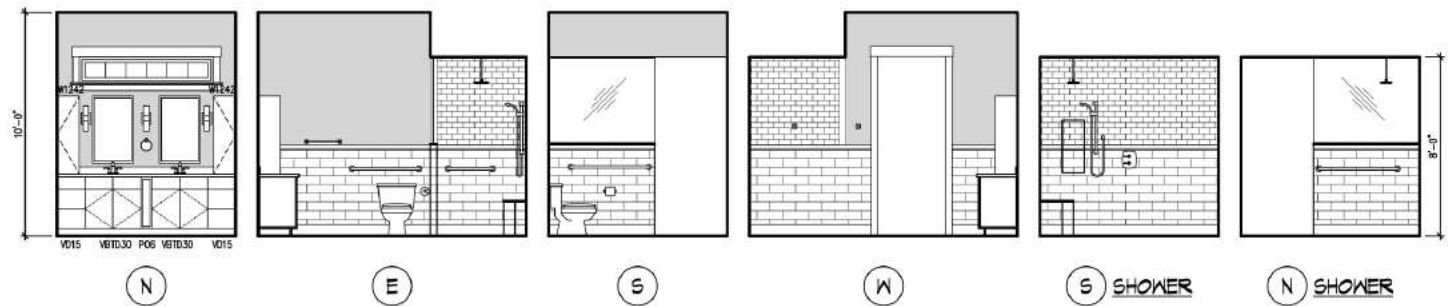
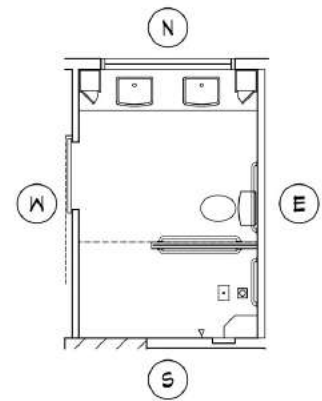
# INTERIOR ELEVATIONS: VILLAS



1  
A INTERIOR ELEVATIONS - TYP. LAUNDRY/MUD RM



2  
A INTERIOR ELEVATIONS - TYP. PRIMARY CLOSET



3  
A INTERIOR ELEVATIONS - TYP. PRIMARY BATH



# INTERIOR FINISHES: VILLAS

PAINT COLOR OPTIONS



SW 7008 ALABASTER (TRIM & CEILING, WALL OPT.)

SW 7015 REPOSE GRAY (WALL OPT.)

SW 7567 NATURAL TAN (WALL OPT.)

PRIMARY BATH WAINSCOTTING



SHOWER WALLS



COUNTERTOPS



BATHROOM 2X2, FLOOR TILE



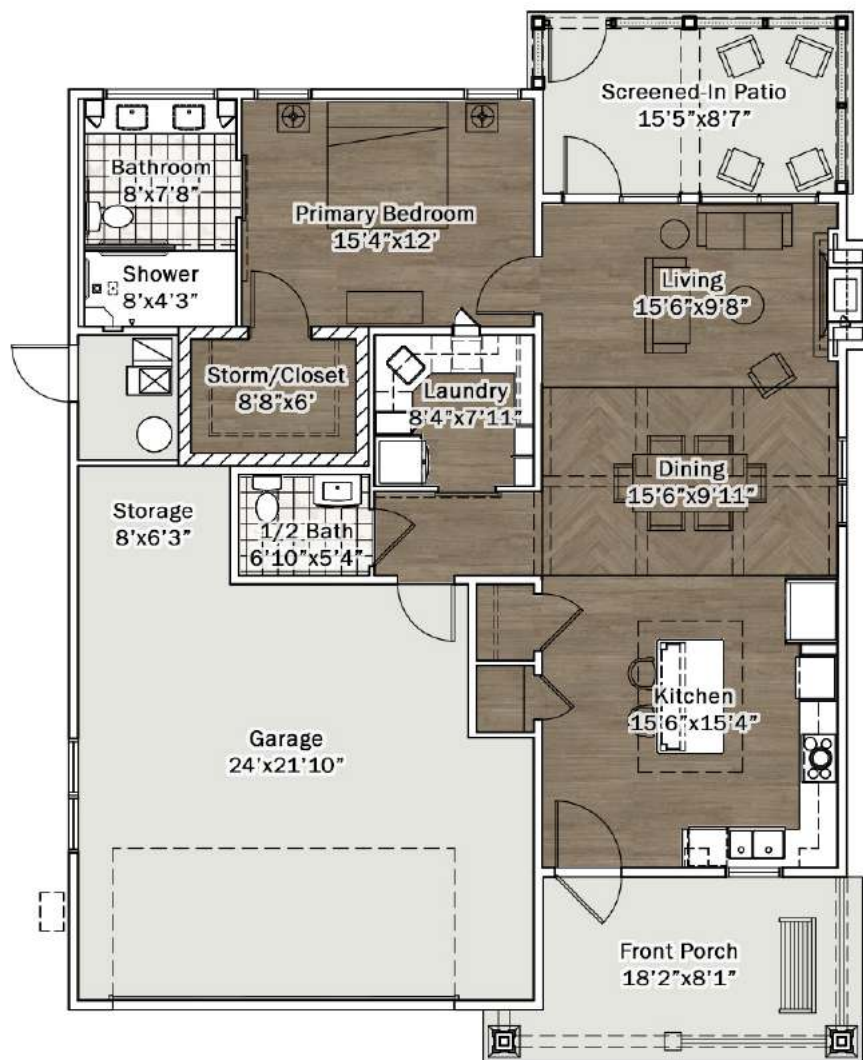
LVT PLANKS IN BRICK & HERRINGBONE



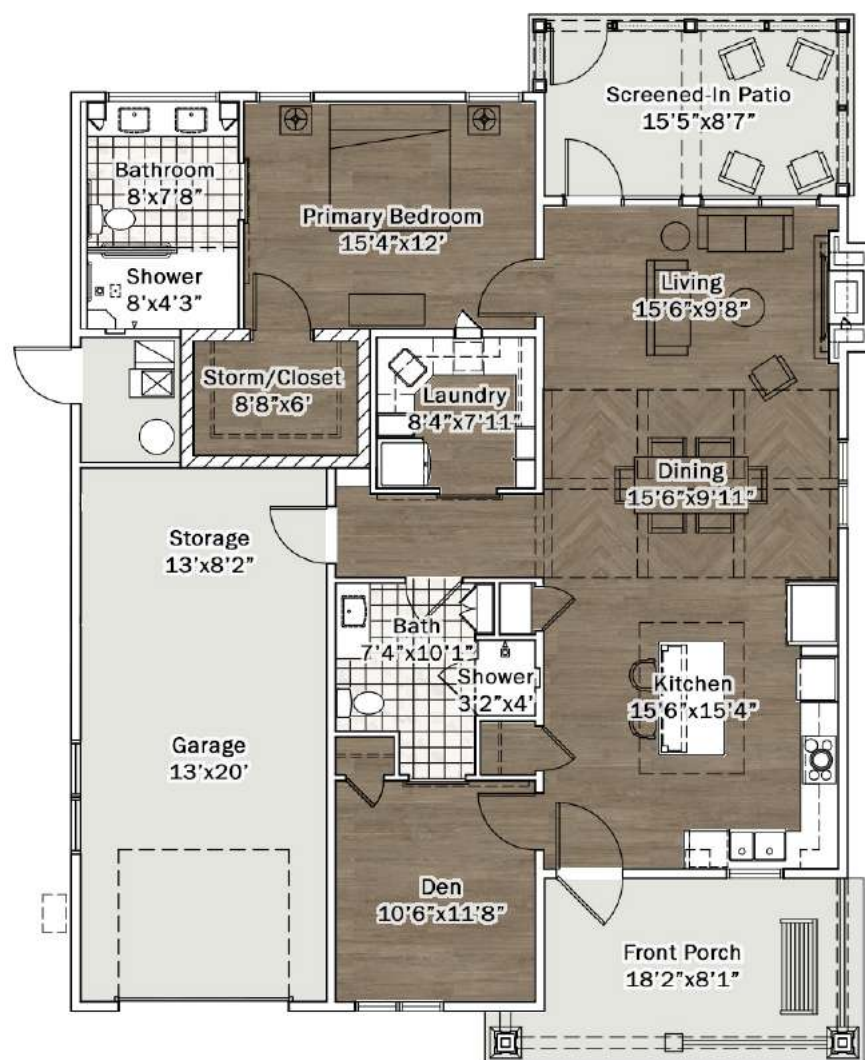


# FLOORING PLANS: VILLAS

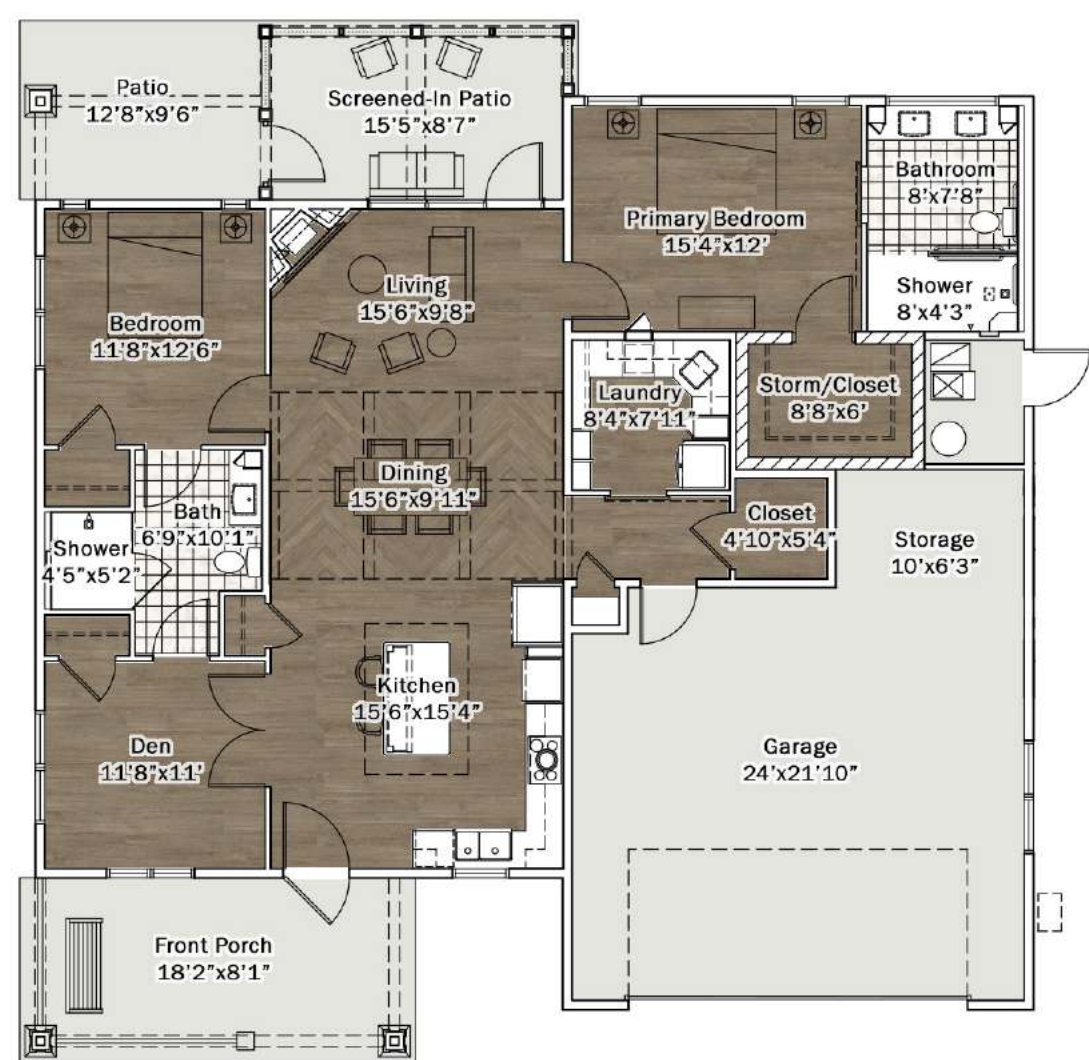
1 BEDROOM



1 BEDROOM + DEN



2 BEDROOM + DEN





# EXTERIOR RENDERINGS: ROWHOUSE

**ROWHOUSE** IN AGED PEWTER



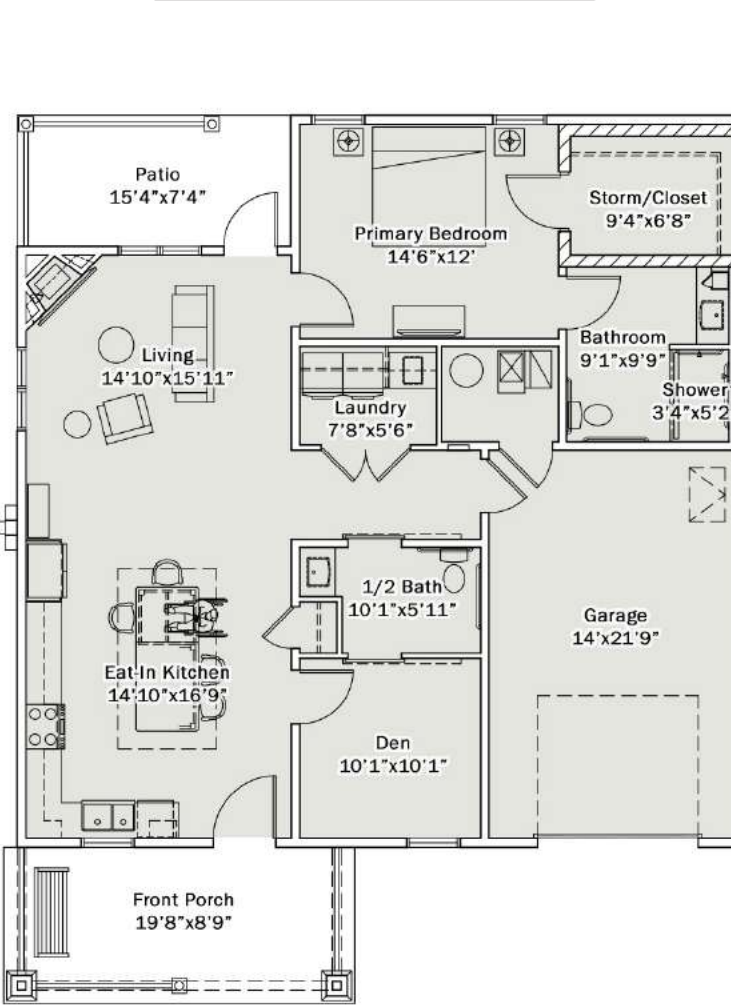
**ROWHOUSE** IN ARCTIC WHITE





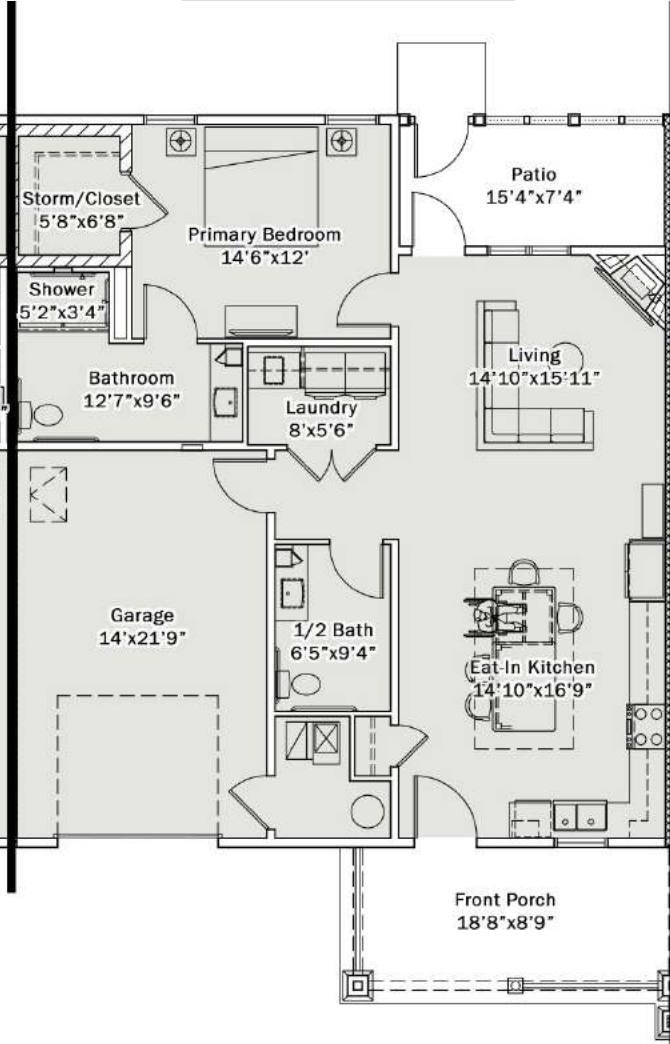
# FLOORPLANS: ROWHOUSE

UNIT A: 1 BED+DEN



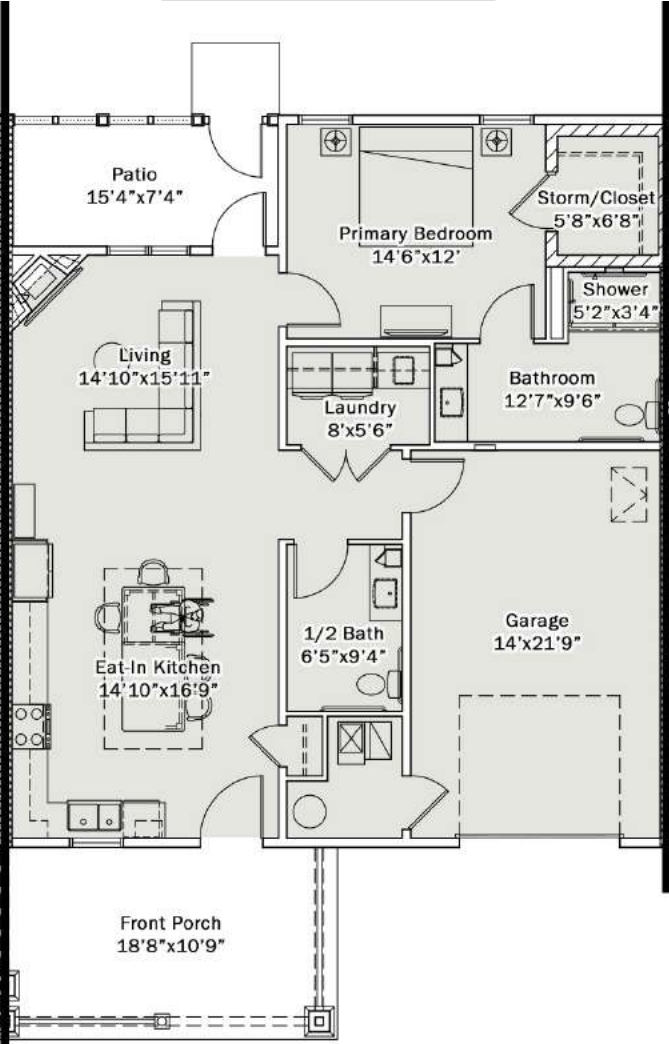
1238 GSF LIVING,  
284 GSF PORCHES,  
316 GSF GARAGE

UNIT B: 1 BED



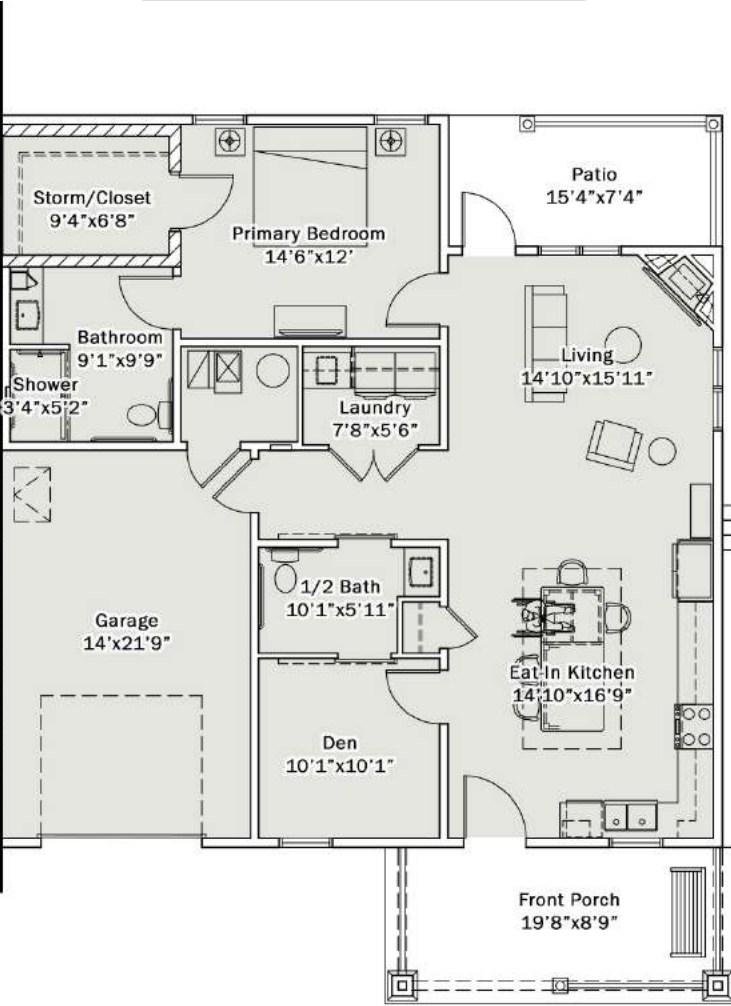
1088 GSF LIVING,  
275 GSF PORCHES,  
316 GSF GARAGE

UNIT C: 1 BED



1088 GSF LIVING,  
313 GSF PORCHES,  
316 GSF GARAGE

UNIT D: 1 BED+DEN

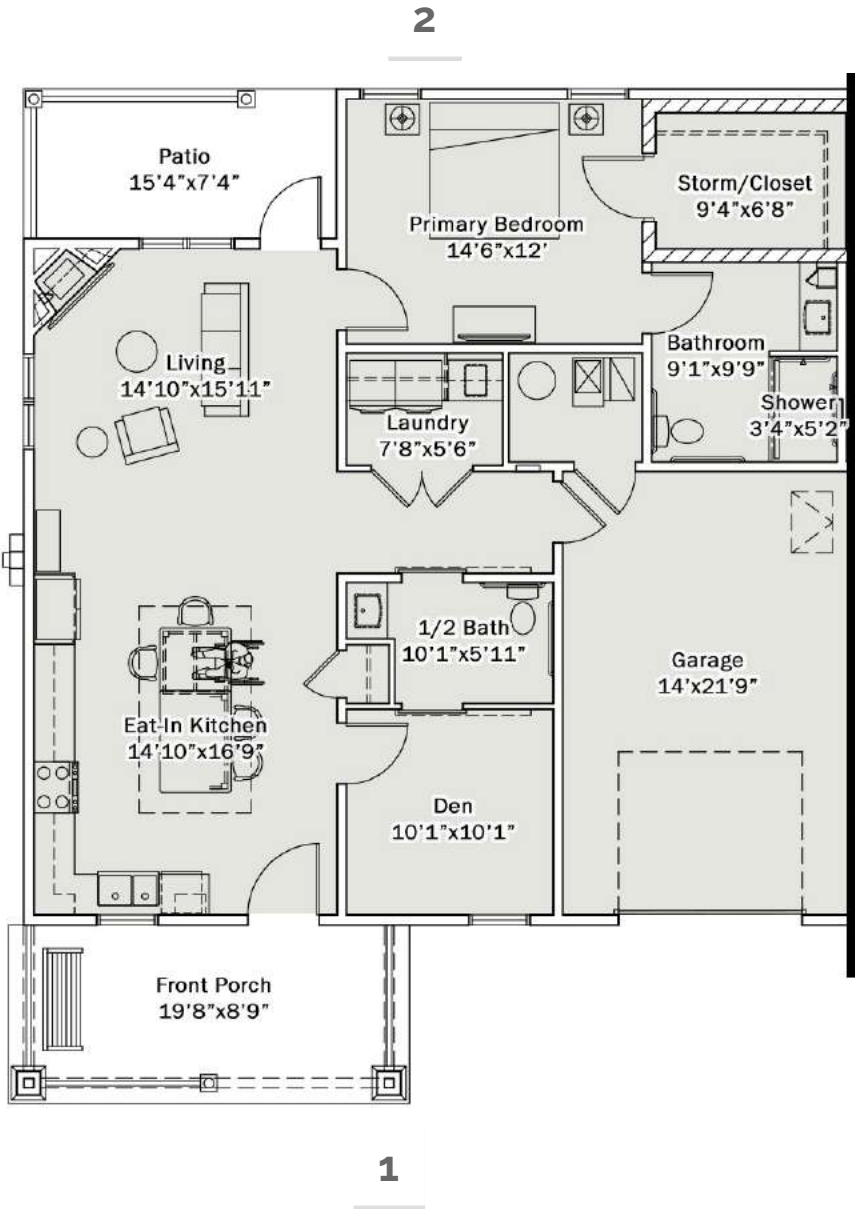


1238 GSF LIVING,  
284 GSF PORCHES,  
316 GSF GARAGE



# 1 BEDROOM + DEN UNIT (A&D) IN THE ROWHOUSE

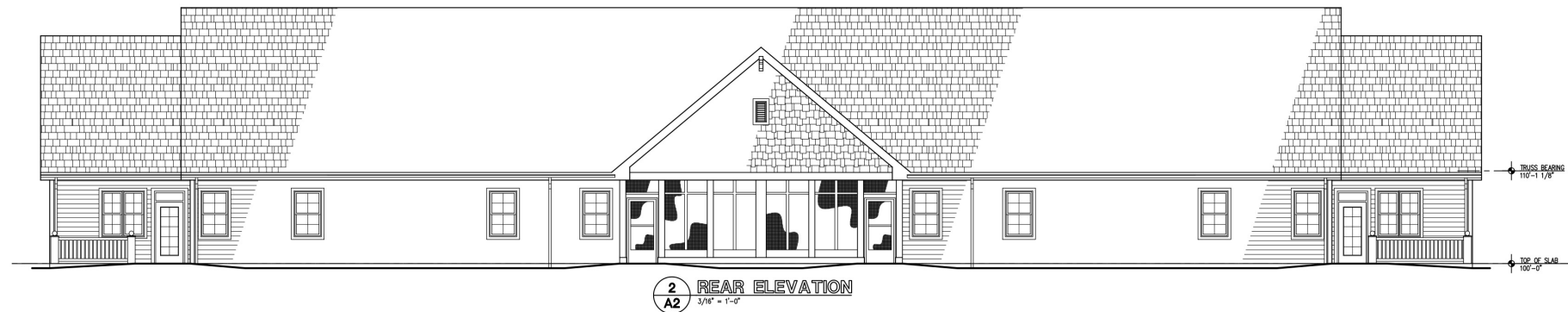
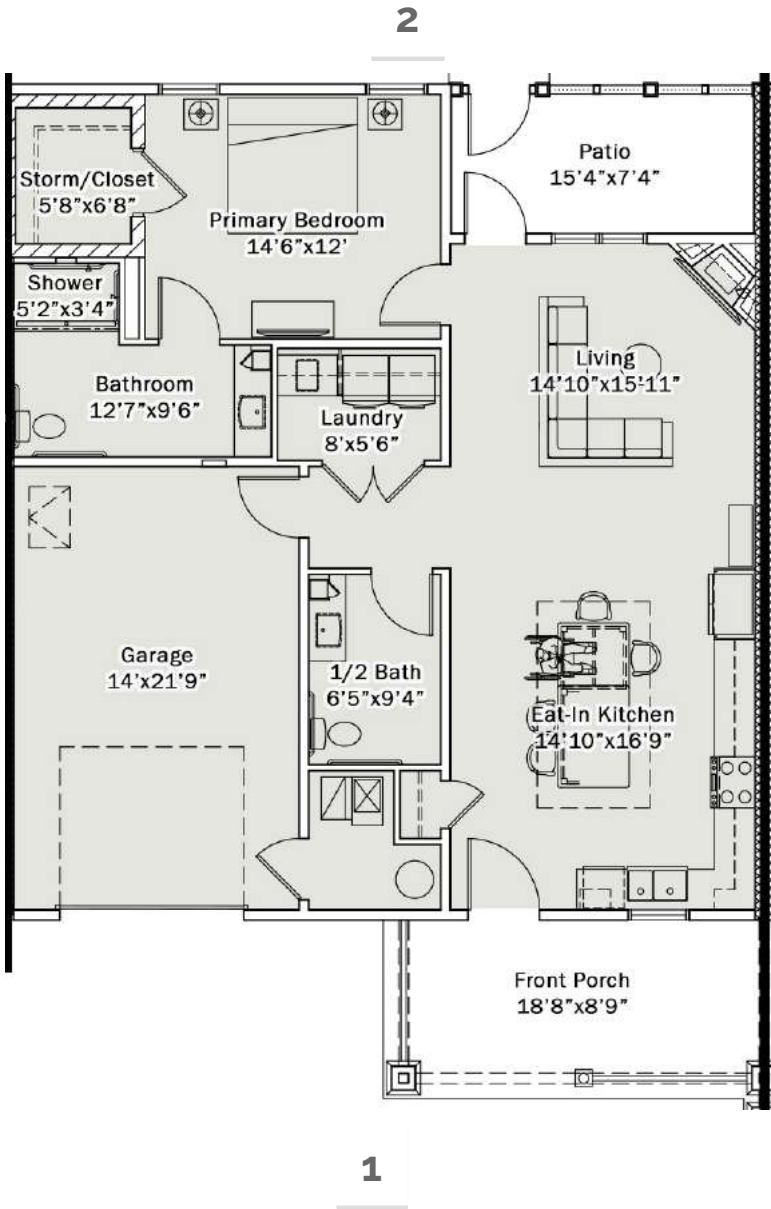
The rowhouse features farmhouse elements seen in style 1 of the villas but include both board and batten, and shingle accent siding in the front gables. The front porches feature stone-based columns with railings; the front gables have a black bracket at the peak; white, board and batten shutters flank the windows; and the garage and front doors feature verticle panels below rectangular windows. The back patios are open with a railing. The black facias, soffits, and gutters make the architectural features stand out.





# 1 BEDROOM UNIT (B&C) IN THE ROWHOUSE

The rowhouse features farmhouse elements seen in style 1 of the villas but include both board and batten, and shingle accent siding in the front gables. The front porches feature stone-based columns with railings; the front gables have a black bracket at the peak; white, board and batten shutters flank the windows; and the garage and front doors feature verticle panels below rectangular windows. The screened-in back porch have a painted, flat-paneled base with closed gable. The black facias, soffits, and gutters make the architectural features stand out.





# INTERIOR RENDERINGS: ROWHOUSE

KITCHEN VIEW



## AMENITIES:

- Kitchen features: granite countertops, farmhouse sink, kitchen island with breakfast bar and table, and stainless steel appliances: french door refrigerator, electric range, over-the-range microwave, and dishwasher.
- Beadboard accented, raised ceiling over kitchen island.
- Walk-in, primary suite closet that acts as a storm shelter (upgrade).
- Laundry room with front-loading handicapped-accessible washer and dryer, storage, sink, and hanging rod.

LIVING VIEW

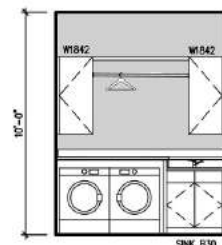
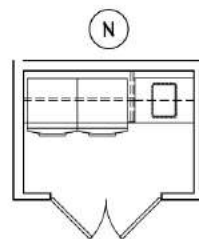


## AMENITIES:

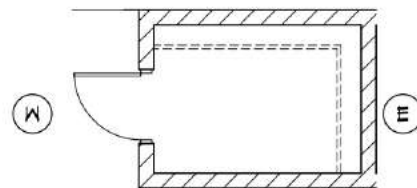
- Fireplace accent wall with TV hook-up over an "Optimist" fireplace that produces heat and "flames" just like a gas fireplace without the worry.
- Ceiling fans in living and bedroom, kitchen island pendants, and accent lighting throughout.
- Large windows and full-glass door lead to a screened in patio with ceiling fan (1 bed) or open patio (1 bed + den).
- Primary suite bathroom with large walk-in shower, single sink, and vanity storage.
- Large, 1 car garage.



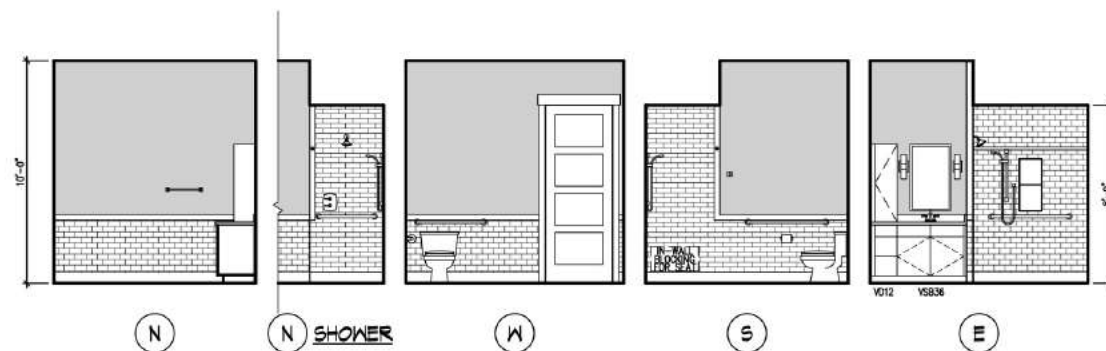
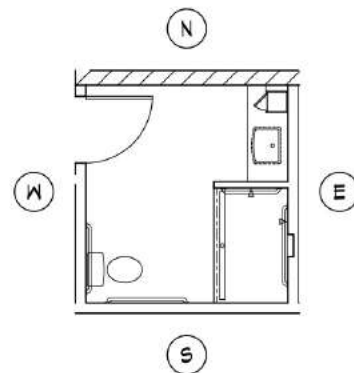
# INTERIOR ELEVATIONS: UNITS (A&D) IN THE ROWHOUSE



1  
A/D  
INTERIOR ELEVATIONS - LAUNDRY



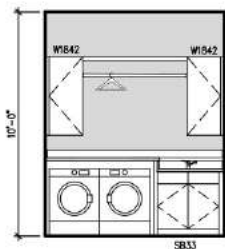
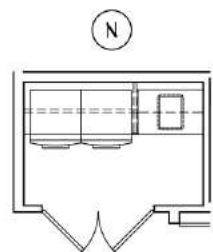
2  
A/D  
INTERIOR ELEVATIONS - PRIMARY CLOSET



3  
A/D  
INTERIOR ELEVATIONS - PRIMARY BATH

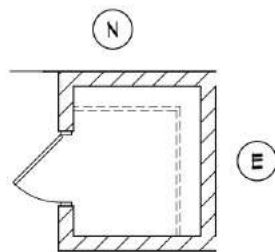


# INTERIOR ELEVATIONS: UNITS (B&C) IN THE ROWHOUSE



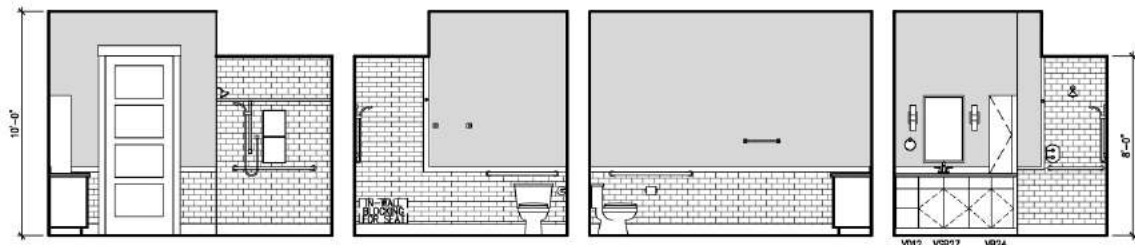
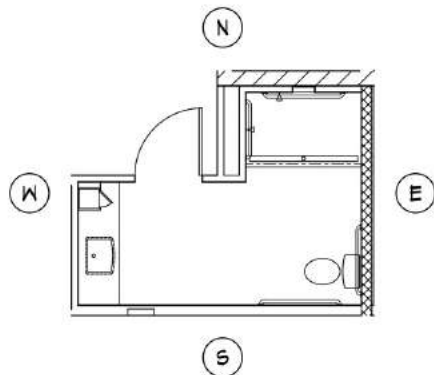
(N) UNITS B/C

1  
B/C  
INTERIOR ELEVATIONS - LAUNDRY



(N) UNITS B/C (E) UNITS B/C

2  
B/C  
INTERIOR ELEVATIONS - PRIMARY CLOSET



(N) (E) (S) (W)

3  
B/C  
INTERIOR ELEVATIONS - PRIMARY BATH



# INTERIOR FINISHES: ROWHOUSE

PAINT COLORS



PRIMARY BATH WAINSCOTTING



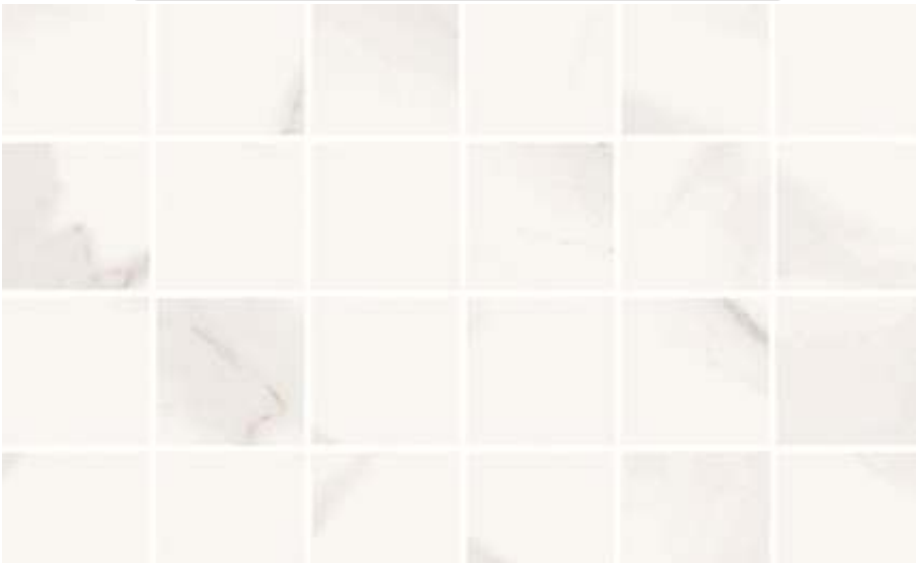
SHOWER WALLS



COUNTERTOPS



BATHROOM 2X2, FLOOR TILE



LVT PLANKS IN BRICK





# FLOORING PLANS: ROWHOUSE

UNIT A: 1 BED+DEN

UNIT B: 1 BED

UNIT C: 1 BED

UNIT D: 1 BED+DEN

